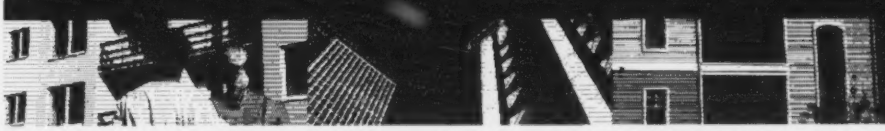
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

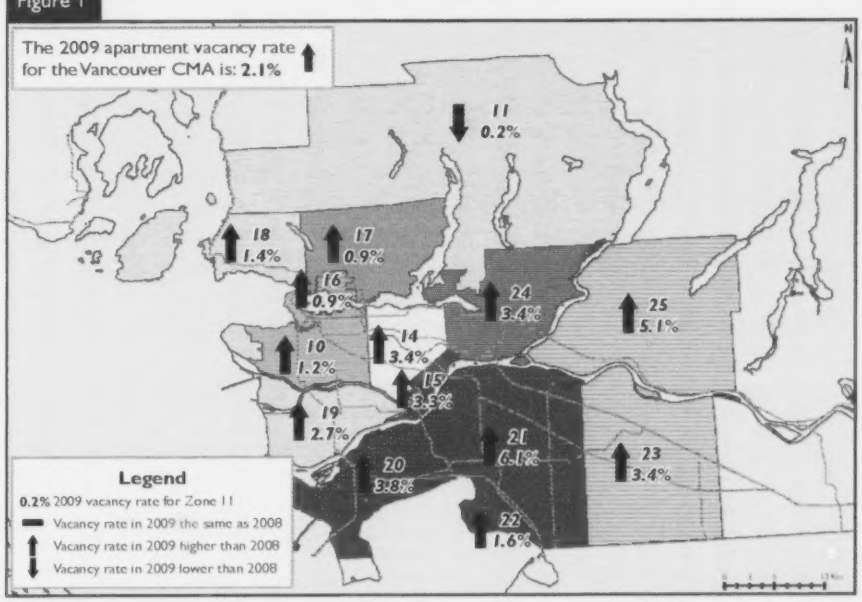
Date Released: Fall 2009

Highlights

Rental Market Conditions Ease

- The rental apartment vacancy rate in Vancouver increased to 2.1 per cent, following several years of vacancies below one per cent.
- Same sample apartment rents[1] increased, but at a slower pace than last year.
- The stock of purpose-built[2] rental apartments and town homes grew by more than one thousand units.
- The stock of rental condominiums grew, while the number of other types of secondary rental units declined.
- The rental condominium vacancy rate increased to 1.7 per cent.

Figure 1



[1] CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

[2] The purpose-built rental market refers to apartment and townhouse units that are built as rental units.

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HOME TO CANADIANS

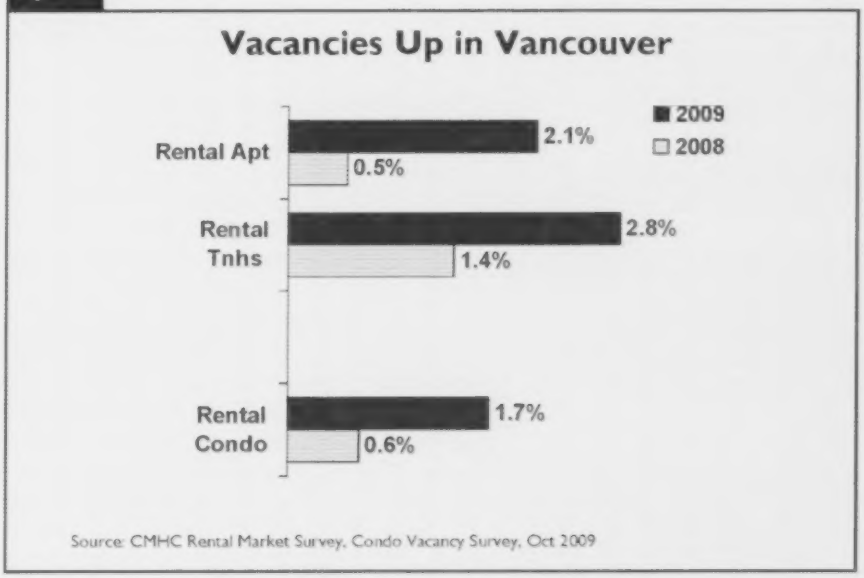
More Rental Units Vacant and Available

Renters had an easier time finding rental accommodation in Vancouver this fall, compared to last year. Higher rental apartment vacancy rates have meant that renters have more choice. Although higher than last year, Vancouver's vacancy rate is still below the national average and among the lowest in the country.

A slowdown in employment sent Vancouver's rental apartment vacancy rate higher in 2009. The vacancy rate increased to 2.1 per cent, after sitting below one per cent for three consecutive years. Unemployment in the Vancouver Census Metropolitan Area (CMA) for the first ten months of 2009 increased to seven per cent from 4.3 per cent for the same period last year. Although employment has been gradually improving since the spring of this year, it has only been in the last couple months that full-time employment has grown.

A shift to homeownership also contributed to higher rental vacancy rates in 2009. A combination of low mortgage rates and home prices off their peak value has meant that monthly mortgage payments are lower. As of September 2009, the average monthly mortgage payment for an apartment condominium was approximately ten per cent less than it was one year ago[3]. Although the average mortgage payment is still higher than the average monthly rental payment, some renters have chosen to take this opportunity to enter homeownership.

Figure 2



Virtually all communities in the Metro Vancouver area saw an increase in vacancies in 2009. The only exception to this was the University Endowment Lands (UEL). The vacancy rate in the UEL, along with several areas of Vancouver City and North Vancouver, remained tight, below one per cent in October 2009. Vancouver City, with its educational infrastructure and job opportunities in the business centre, and the lifestyle communities of West Vancouver and White Rock recorded vacancy rates just over one per cent. Vacancies increased in all other municipalities, with suburban communities north of the Fraser River near three per cent, and communities south of the Fraser, in the 4-6 per cent range.

The rental availability rate[4] for private rental apartments moved higher in 2009. The availability rate increased to 2.8 per cent in October 2009, from 1.1 per cent a year earlier.

The vacancy rate for investor-owned rental condominiums increased in 2009, but to a lesser extent than that for purpose-built rental units. The rental condominium vacancy rate moved up to 1.7 per cent from 0.6 per cent last fall. The stock of rental condominiums is generally newer and features more amenities than their purpose-built rental counterparts. These benefits shore up demand for rental condominiums.

Rental Stock Grows

An increased stock of purpose-built rental apartments and investor-owned rental condominiums contributed to higher vacancy rates in 2009. The stock of purpose-built rental accommodation in Vancouver grew by 1,060 units, or one per cent, with the majority of these being apartment units. Approximately four-fifths of these new apartments are new units that were completed over the past

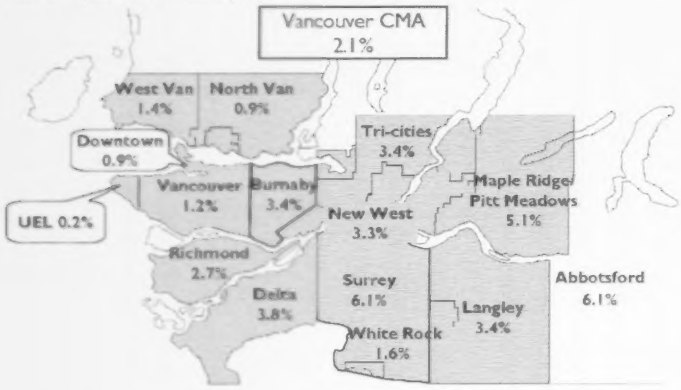
[3] Sources: REBGV, Bank of Canada, Statistics Canada, CMHC. *2008$ real seasonally adjusted mortgage payments on an average priced apartment condominium, P & I, 25% down payment, 25 year amortization, Bank of Canada 3 Year mortgage rate, compounded semi-annually.

[4] The availability rate reflects vacant units as well as those for which notice has been given to vacate the unit (by either the landlord or tenant).

Figure 3

Rental Conditions Ease

Rental Apartment Vacancy Rate



Source: CMHC Rental Market Survey, Oct 2009

year. The remainder are units that were not included in last year's survey because they were being renovated, and were added back in this year. More than 5,000 additional investor-owned rental condominiums added to the stock of rental housing over the past year, helping to offset the decline in other types of secondary rental units[5].

Rents Increase at a Modest Pace

Higher vacancy rates across Vancouver limited rent growth in 2009. Rents moved higher, but at a slower pace than in previous years. Same sample average apartment rents increased an estimated 2.9 per cent this year, compared to a 4.3 per cent increase in 2008. Although this is a smaller increase, it is above the rate of inflation for Vancouver, which has been sitting just above one percent through 2009. With the exception of a few pockets within the City of Vancouver, all areas saw smaller increases in rents this year than last.

The low level of new purpose built rental apartment construction in Vancouver over the past few years has meant that the stock of purpose-built rental housing is older than the stock of rental condominiums. Condominium rentals often provide more amenities and features than purpose-built rentals. As a result, condominium rents were twenty to forty per cent higher than apartment rents. However, the difference in rents between the two types of accommodation has shrunk because some areas of the region had lower average condominium rents this year than last. Last year, condominium rents were forty to fifty per cent higher than their rental apartment counterparts.

Rental Demand Will Increase

Several factors will support demand for rental housing in 2010. The Olympics will provide a short-term jolt to the market. A post-Olympics temporary spike in unemployment may lead to a temporary increase in vacancies. However the fundamentals will support rental demand through 2010.

An improving economy and more jobs are forecast for the year ahead. Continued growth in full-time jobs will support rental demand and keep vacancy rates close to this year's.

Although the movement of renters into homeownership will continue, the lower cost of rental accommodation will keep many renters where they are. For example, even when the average monthly condominium mortgage payment was at its lowest point in the spring of this year, it was approximately $300 higher than the average two-bedroom apartment rent. With condominium prices rising again and mortgage rates slated to increase, albeit modestly, over the next year, the gap between the cost to rent and the cost to own will widen, making homeownership less attractive to some would-be first-time buyers.

Steady population growth in the year ahead will sustain demand for rental housing. The 40,000 people predicted to move to Vancouver over the next year will form an estimated 16,000 new households. Approximately one-third of these will be new rental households in need of accommodation.

[5] The secondary rental market includes individual investor-owned houses, duplexes, town homes, and accessory suites.

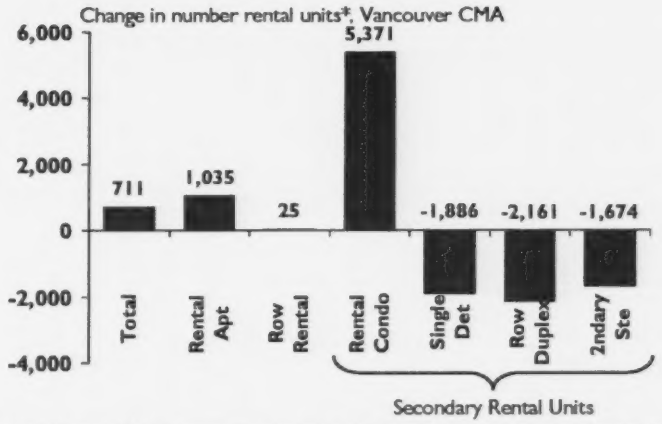
Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for renter households in that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in that centre. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

The rental affordability indicator in Vancouver stood at 98 for 2009, a decline from last year's value of 99. This reflects a slight erosion in affordability in Vancouver's purpose-built rental market. According to CMHC's new rental affordability indicator, the cost of renting a median priced two-bedroom apartment increased by five per cent in 2009, while the median income of renter households grew at 1.08 per cent.

Figure 4

Rental Stock Increases



Source: CMHC. Rental Market Survey. Rental Condominium Survey. Secondary Rental Survey. Oct 2009
* Change = number of units added to or lost from rental stock between Oct 08 and Oct 09

Figure 5

Relative Affordability Supports Rental Demand

Sources: REBGV, Bank of Canada, Statistics Canada, CMHC. *2008$ real seasonally adjusted mortgage payments, P & I, 25% down payment, 25 year amortization, Bank of Canada 3 Year mortgage rate, compounded semi-annually.
** 2008$ real rents

Abbotsford CMA

Apartment Vacancy Rates Rise

The Abbotsford CMA consists of the City of Abbotsford and the District of Mission for the purpose of CMHC's Rental Market Survey.

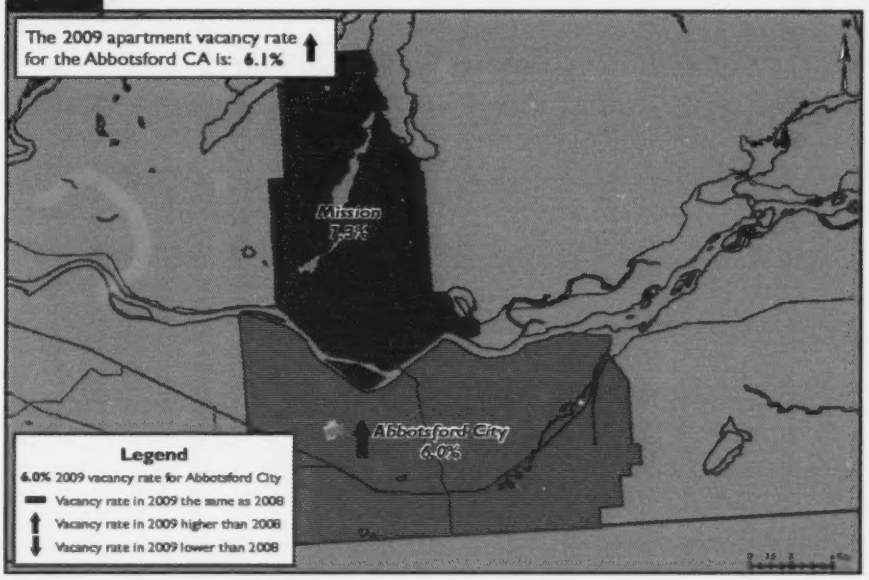
Renters are having an easier time finding accommodation. The rental apartment vacancy rate has more than doubled in the Abbotsford CMA, to 6.1 per cent in October 2009. Vacancy rates for private rental apartments have risen above the 15-year average of 4.2 per cent for the first time since 1999.

Economic factors and first time home buying have lessened demand for rental accommodation in the Abbotsford CMA. Low mortgage rates have sparked interest in homeownership. The slower job market has dampened rental demand and contributed to higher vacancy rates.

Vacancy rates moved up for all sizes of apartments. The highest vacancy rate was recorded for the larger three bedroom apartment units at 10 per cent. Bachelor units were next at 9.1 per cent followed by the two bedroom suites at 6.7 per cent. The one bedroom suites recorded the lowest vacancy rate in the CMA at 5.1 per cent, as well as the smallest increase from last year's survey when it was 2.6 per cent.

The stock of private rental units has remained relatively unchanged this year; in fact the universe has declined by just 36 units since 2007. The City of Abbotsford rental market constitutes a far larger part of the Abbotsford CMA than the adjacent Mission rental market. The City of Abbotsford composes approximately 90 per cent of the 3,752 units in the Abbotsford CMA total universe.

Figure 6


The 2009 apartment vacancy rate for the Abbotsford CA is: 6.1%
Mission
7.3%
Abbotsford City
6.0%
Legend
6.0% 2009 vacancy rate for Abbotsford City
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

Rental Availability Edges Up

The availability rate reflects a combination of vacant units and occupied units where notice of intention to vacate has been given by either the landlord or tenant and a new tenant has yet to sign a lease. The average availability rate in the CMA has doubled over the past year. The District of Mission recorded the largest increase in the availability rate in the Abbotsford CMA, and also has the largest differential between the availability rate and the vacancy rate. Current conditions suggest that demand for private rental units in Mission is declining. The differential between vacancy and availability rates in Abbotsford on the other hand has fallen to 0.6 per cent from 0.9 per cent last year.

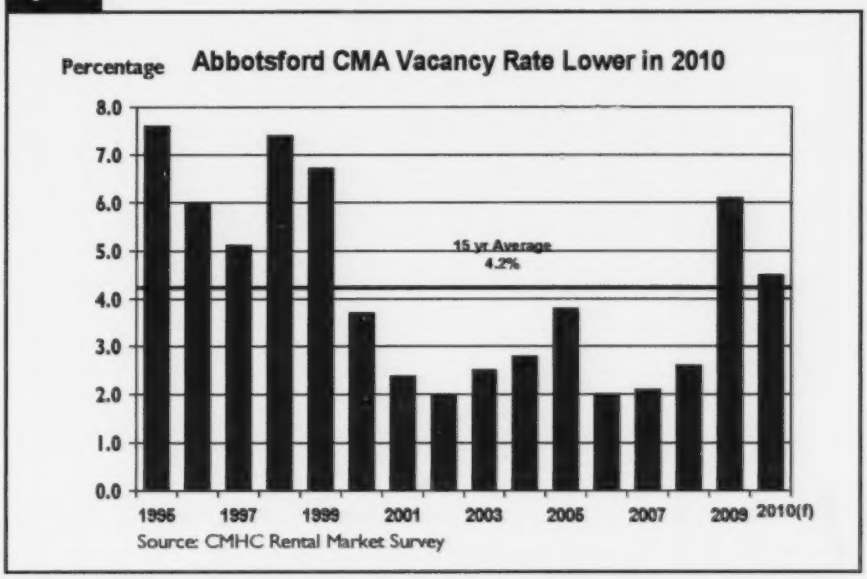
Rents Increase at Slower Pace

Despite increased vacancy rates, landlords have continued to secure higher rental charges than the year before. The average rent for the Abbotsford CMA was $711 per month in October of this year compared to $696 in 2008. Same sample rent increases showed little variation between unit sizes, although one bedroom units have seen the largest increase, with an estimated 3.2 per cent. The average same sample rent in 2009 increased by 2.7 per cent compared to 4.1 per cent in 2008.

Renters Prefer Newer Units

Demand for newer private apartment units remains stronger than for those from an older construction period. The vacancy rate for rental units built in the past nine years was 4.5 per cent compared to an average vacancy rate of 6.9 per cent for units built between 1960 and 1974. Tenants are willing to pay $158 more a month on average to live in a more modern complex. It is of interest to note that although the vacancy rate remains lower in these newer units, the vacancy rate increased equally (by 3.9 per cent) from last year for both post 1999 and pre 1975 rental units.

Figure 7



Forecast

Economic and demographic factors will boost rental demand in 2010. Rental demand tends to be pro-cyclical to the economy. In 2010 expect to see improvements in the Abbotsford CMA local economy. Jobs have been returning to the area in recent months, which has helped reduce the unemployment rate to eight per cent at the end of October. Job growth will continue next year with further jobs being created in line with an improving economy. Low mortgage rates and resale house prices that remain below peak levels, may still have an impact to the rental market next year with some people choosing to purchase rather than rent. Migration to the area will remain fairly strong.

The vacancy rate will edge down to about 4.5 per cent in 2010, while rent increases will be at rates similar to this year.

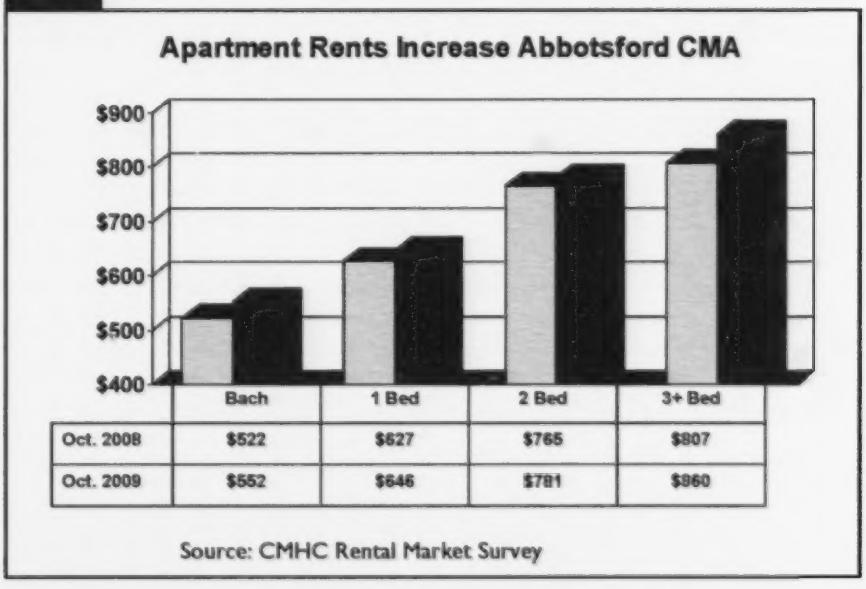
Secondary Market Survey - 2009

As of October 2007, CMHC has started surveying the secondary rental market (not including condominium units) in the Abbotsford CMA. The estimated number of households residing in rental units, excluding purpose-built rentals and condominiums, was 7,285. Of these, almost half lived in single detached units and the remainder divided fairly evenly between semi-detached units and accessory suites. The average rent for a secondary rental unit was $948 in October 2009, although it was significantly higher for single detached rentals at $1,087.

National Vacancy Rate Increased in October 2009

The average rental apartment vacancy rate in Canada's 35 major centres[6] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Figure 8



	Bach	1 Bed	2 Bed	3+ Bed
Oct. 2008	$522	$627	$765	$807
Oct. 2009	$552	$646	$781	$860

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

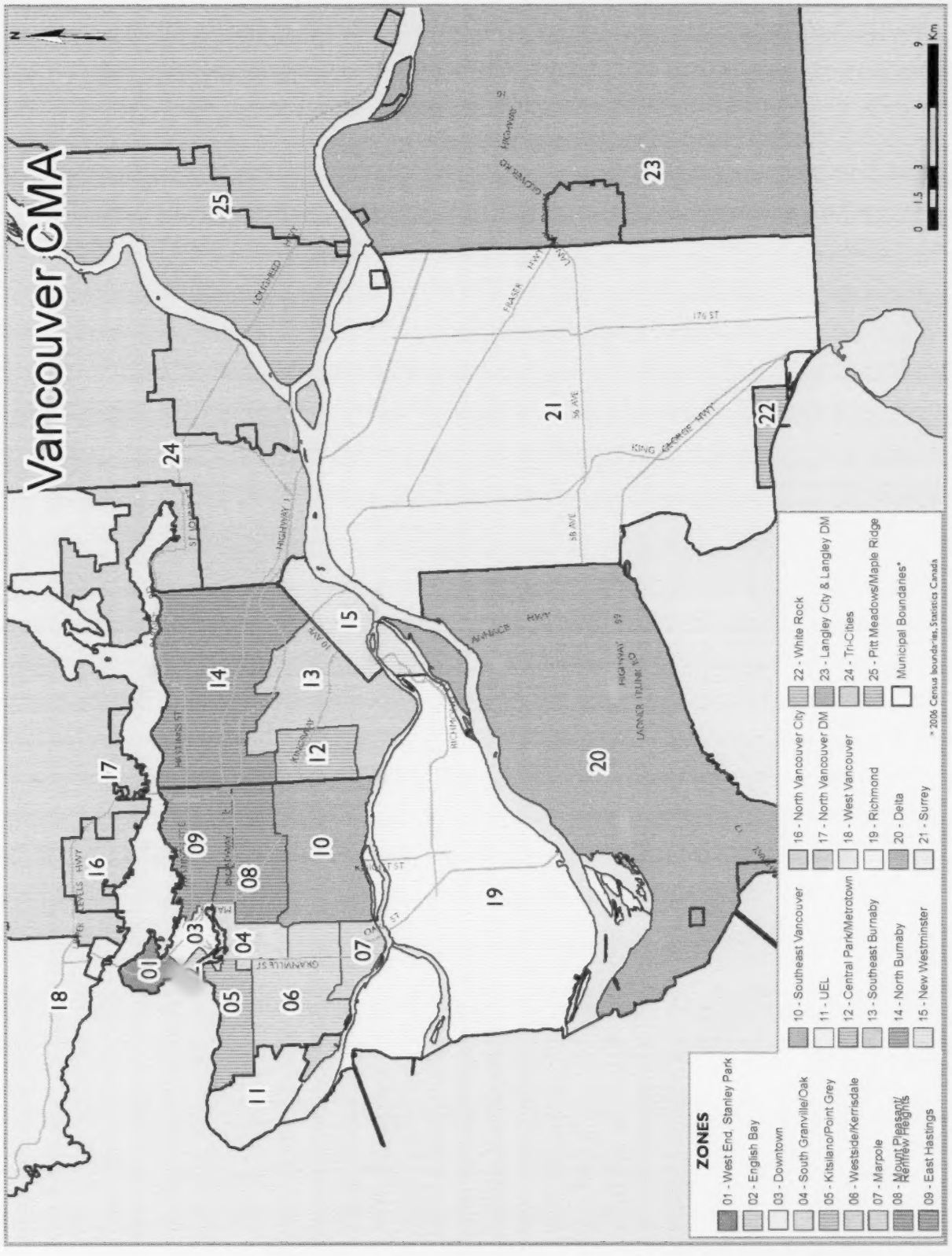
CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

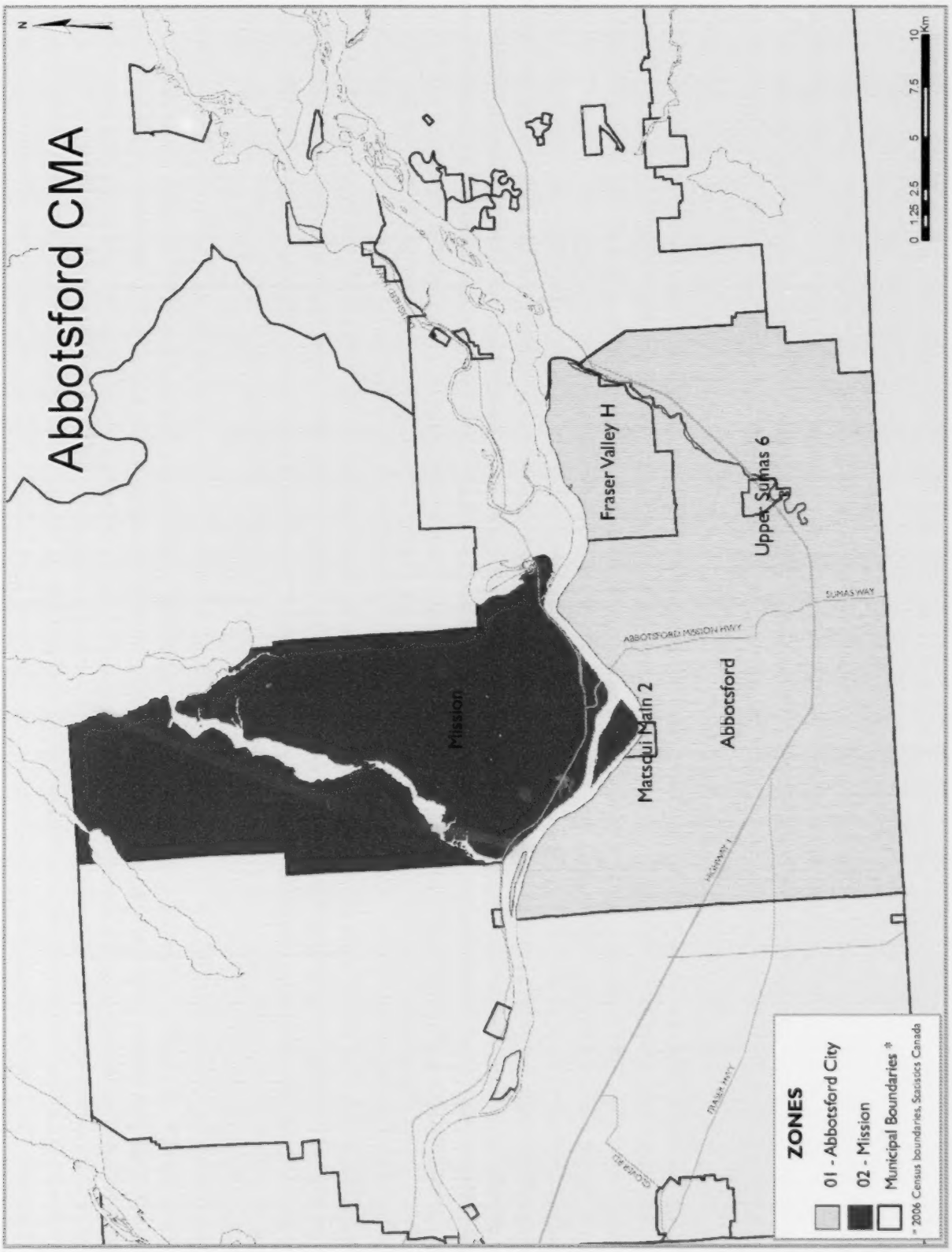
The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

Apartment Vacancy Rates (%) by Major Centres

	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

[6] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Vancouver CMA
ZONES
01 - West End, Stanley Park
02 - English Bay
03 - Downtown
04 - South Granville/Oak
05 - Kitsilano/Point Grey
06 - Westside/Kerrisdale
07 - Marpole
08 - Mount Pleasant/ Renfrew Heights
09 - East Hastings
10 - Southeast Vancouver
11 - UEL
12 - Central Park/Metrotown
13 - Southeast Burnaby
14 - North Burnaby
15 - New Westminster
16 - North Vancouver City
17 - North Vancouver DM
18 - West Vancouver
19 - Richmond
20 - Delta
21 - Surrey
22 - White Rock
23 - Langley City & Langley DM
24 - Tri-Cities
25 - Pitt Meadows/Maple Ridge
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.5 3 6 9 Km


Abbotsford CMA
N
0 1.25 2.5 5 7.5 10 Km
Fraser Valley H
Upper Sumas 6
Mission
Matsqui Main 2
Abbotsford
SUMAS WAY
ABBOTSFORD MISSION HWY
HIGHWAY 1
ZONES
01 - Abbotsford City
02 - Mission
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3	**City of Vancouver**
Sub Area 4	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 5	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	0.0 b	0.3 a	0.2 a	0.6 a	0.2 a	1.0 a	0.0 c	2.7 a	0.1 a	0.6 a
English Bay	0.5 a	1.2 a	0.3 a	0.6 a	0.0 b	0.6 a	0.0 a	0.0 a	0.3 a	0.7 a
Downtown	0.1 a	1.1 a	0.2 a	1.2 a	0.2 a	1.3 a	5.4 a	2.7 c	0.2 a	1.2 a
West End/Downtown (Zones 1-3)	0.2 a	1.0 a	0.2 a	0.9 a	0.1 a	1.1 a	2.1 a	2.3 a	0.2 a	0.9 a
South Granville/Oak	0.3 a	0.8 a	0.2 a	1.1 a	0.2 a	1.3 a	0.0 c	0.0 b	0.2 a	1.1 a
Kitsilano/Point Grey	0.5 a	1.3 a	0.0 b	0.8 a	0.0 c	**	0.0 d	0.0 d	0.1 a	1.0 a
Westside/Kerrisdale	0.0 b	1.8 b	0.1 a	0.9 a	0.5 a	1.0 a	2.1 a	2.0 a	0.3 a	1.1 a
Marpole	0.5 b	1.1 a	0.6 a	2.4 a	1.0 a	3.1 d	0.0 d	0.0 d	0.7 a	2.4 a
Mount Pleasant/Renfrew Heights	0.9 d	0.9 a	0.3 a	0.9 a	1.0 d	0.5 b	0.0 d	0.0 d	0.5 a	0.8 a
East Hastings	0.7 a	1.3 a	0.5 a	2.2 b	0.0 c	1.1 a	0.0 d	0.0 d	0.4 a	1.9 b
Southeast Vancouver	0.0 b	1.1 a	0.6 a	1.4 a	0.4 a	0.5 a	0.0 c	0.0 c	0.5 a	1.1 a
City of Vancouver (Zones 1-10)	0.4 a	1.0 a	0.3 a	1.2 a	0.3 a	1.3 a	0.8 a	0.7 a	0.3 a	1.2 a
University Endowment Lands	**	**	0.0 a	0.0 a	0.7 a	0.6 a	0.0 a	0.0 a	0.3 a	0.2 a
Central Park/Metrotown	0.3 b	2.4 a	0.2 a	3.4 a	0.5 a	2.1 a	1.3 d	0.0 b	0.3 a	3.0 a
Southeast Burnaby	0.0 b	4.6 b	0.8 a	4.5 b	1.1 a	1.9 a	2.1 a	3.6 a	1.0 a	3.7 a
North Burnaby	0.7 b	3.2 b	0.6 a	4.7 a	0.6 a	3.3 b	0.0 c	0.4 a	0.6 a	3.9 a
Burnaby (Zones 12-14)	0.4 b	3.1 a	0.5 a	3.9 a	0.7 a	2.4 a	0.8 a	1.4 a	0.5 a	3.4 a
New Westminster	1.3 a	2.6 a	1.2 a	3.5 a	0.6 a	3.3 b	0.9 d	0.8 a	1.0 a	3.3 a
North Vancouver City	0.0 b	0.9 a	0.2 a	0.7 a	0.1 a	1.0 a	**	**	0.2 a	0.9 a
North Vancouver D.M.	0.6 a	0.6 a	0.0 c	0.9 a	0.0 b	1.3 a	0.8 a	0.0 c	0.2 a	0.9 a
West Vancouver	0.5 a	1.0 a	0.3 a	1.5 a	0.6 a	1.2 a	0.0 a	1.1 a	0.4 a	1.4 a
Richmond	1.1 a	1.0 a	0.7 a	4.0 a	0.3 a	1.9 a	0.0 a	0.0 a	0.5 a	2.7 a
Delta	0.0 d	2.7 c	0.8 d	2.8 a	0.6 b	4.9 b	4.6 a	8.1 a	0.8 a	3.8 a
Surrey	1.4 a	1.2 a	2.3 a	6.0 a	1.7 a	6.2 a	2.9 a	6.8 a	2.1 a	6.1 a
White Rock	0.0 a	0.0 a	0.6 a	1.8 a	0.3 a	1.7 a	7.1 a	0.0 a	0.5 a	1.6 a
Langley City and Langley DM	0.0 a	8.9 b	1.2 a	3.0 a	1.4 a	3.1 b	0.0 a	**	1.3 a	3.4 b
Tri-Cities	1.1 a	2.1 a	0.3 a	2.8 a	1.1 a	4.6 a	0.5 a	1.5 a	0.7 a	3.4 a
Maple Ridge/Pitt Meadows	0.0 a	6.7 a	2.0 a	4.6 a	2.0 a	6.2 a	1.7 a	1.7 a	2.0 a	5.1 a
Vancouver CMA	**0.4 a**	**1.4 a**	**0.5 a**	**2.1 a**	**0.7 a**	**2.6 a**	**1.3 a**	**2.2 a**	**0.5 a**	**2.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	807 a	847 a	1,031 a	1,070 a	1,611 a	1,637 a	2,419 b	2,589 c	1,077 a	1,112 a
English Bay	855 a	863 a	1,023 a	1,032 a	1,507 a	1,577 a	2,081 d	2,592 b	1,039 a	1,063 a
Downtown	842 a	979 a	1,067 a	1,144 a	1,610 a	1,756 a	2,401 b	2,410 c	1,096 a	1,189 a
West End/Downtown (Zones 1-3)	839 a	923 a	1,047 a	1,091 a	1,583 a	1,683 a	2,389 a	2,521 b	1,075 a	1,134 a
South Granville/Oak	753 a	794 a	952 a	1,070 a	1,364 a	1,430 a	1,538 d	1,835 b	993 a	1,093 a
Kitsilano/Point Grey	800 a	825 a	953 a	1,015 a	1,365 b	1,416 a	2,036 d	1,952 b	1,012 a	1,076 a
Westside/Kerrisdale	763 a	803 a	1,037 a	1,061 a	1,562 a	1,627 a	2,148 b	2,322 a	1,222 a	1,257 a
Marpole	663 a	684 a	761 a	800 a	967 a	1,039 a	1,085 b	1,092 b	789 a	833 a
Mount Pleasant/Renfrew Heights	620 a	721 a	778 a	796 a	1,029 b	1,038 a	**	1,425 b	828 a	837 a
East Hastings	713 b	734 b	770 a	817 a	1,043 b	1,080 a	991 b	1,024 a	812 a	843 a
Southeast Vancouver	681 a	753 a	821 a	849 a	1,120 a	1,169 a	1,141 c	1,120 b	926 a	950 a
City of Vancouver (Zones 1-10)	779 a	840 a	936 a	990 a	1,318 a	1,400 a	1,749 b	1,750 b	985 a	1,041 a
University Endowment Lands	**	**	1,227 a	1,259 a	1,628 a	1,683 a	2,006 a	2,136 a	1,427 a	1,461 a
Central Park/Metrotown	681 a	751 a	819 a	857 a	1,030 a	1,088 a	1,424 b	1,483 b	870 a	912 a
Southeast Burnaby	596 a	631 a	727 a	758 a	872 a	910 a	1,006 a	1,134 a	780 a	813 a
North Burnaby	671 a	700 a	867 a	874 a	1,126 a	1,120 a	1,185 b	1,234 a	950 a	951 a
Burnaby (Zones 12-14)	661 a	710 a	817 a	845 a	1,031 a	1,063 a	1,156 a	1,235 a	879 a	907 a
New Westminster	623 a	634 a	740 a	755 a	932 a	964 a	1,178 a	1,257 a	780 a	800 a
North Vancouver City	761 a	799 a	869 a	899 a	1,083 a	1,116 a	1,381 c	1,401 b	924 a	958 a
North Vancouver D.M.	798 a	821 a	941 a	958 a	1,135 a	1,198 a	1,334 a	1,326 a	1,035 a	1,050 a
West Vancouver	892 a	922 a	1,154 a	1,167 a	1,754 a	1,784 a	2,733 a	2,473 a	1,377 a	1,360 a
Richmond	743 a	717 a	893 a	893 a	1,063 a	1,081 a	1,211 a	1,298 a	969 a	980 a
Delta	616 b	586 a	723 a	728 a	925 b	932 a	1,076 a	1,119 a	828 a	817 a
Surrey	577 a	595 a	709 a	707 a	878 a	886 a	962 a	995 a	799 a	804 a
White Rock	660 a	697 a	781 a	797 a	992 a	984 a	1,277 a	1,339 b	836 a	844 a
Langley City and Langley DM	615 a	621 a	740 a	748 a	873 a	868 a	993 a	1,053 a	801 a	803 a
Tri-Cities	638 a	639 a	746 a	756 a	933 a	940 a	1,146 a	1,113 a	830 a	836 a
Maple Ridge/Pitt Meadows	525 a	545 a	652 a	670 a	836 a	856 a	988 a	1,003 a	731 a	749 a
Vancouver CMA	**754 a**	**804 a**	**880 a**	**919 a**	**1,124 a**	**1,169 a**	**1,356 a**	**1,367 a**	**937 a**	**975 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	2 a	755	17 a	2,594	5 a	485	1 a	39	25 a	3,873
English Bay	11 a	935	30 a	4,917	4 a	622	0 a	12	46 a	6,486
Downtown	24 a	2,129	79 a	6,714	16 a	1,202	1 c	37	121 a	10,083
West End/Downtown (Zones 1-3)	38 a	3,820	126 a	14,225	25 a	2,308	2 a	88	191 a	20,442
South Granville/Oak	10 a	1,340	55 a	4,788	18 a	1,330	0 b	42	83 a	7,500
Kitsilano/Point Grey	12 a	940	39 a	4,660	**	1,303	0 d	64	73 a	6,967
Westside/Kerrisdale	3 b	191	16 a	1,729	10 a	987	2 a	105	32 a	3,011
Marpole	4 a	403	70 a	2,878	23 d	744	0 d	19	97 a	4,044
Mount Pleasant/Renfrew Heights	8 a	803	38 a	4,173	5 b	862	0 d	124	50 a	5,961
East Hastings	10 a	824	75 b	3,319	8 a	719	0 d	54	93 b	4,917
Southeast Vancouver	2 a	205	16 a	1,087	3 a	611	0 c	65	21 a	1,968
City of Vancouver (Zones 1-10)	88 a	8,526	434 a	36,860	114 a	8,863	4 a	561	640 a	54,810
University Endowment Lands	**	**	0 a	460	2 a	315	0 a	44	2 a	830
Central Park/Metrotown	9 a	374	148 a	4,382	34 a	1,611	0 b	58	192 a	6,425
Southeast Burnaby	7 b	152	60 b	1,328	13 a	700	5 a	145	85 a	2,326
North Burnaby	10 b	304	110 a	2,341	35 b	1,077	1 a	257	156 a	3,979
Burnaby (Zones 12-14)	26 a	830	318 a	8,051	83 a	3,388	6 a	461	432 a	12,730
New Westminster	21 a	808	180 a	5,131	63 b	1,900	1 a	136	265 a	7,975
North Vancouver City	5 a	511	26 a	3,541	17 a	1,782	**	29	50 a	5,864
North Vancouver D.M.	1 a	180	3 a	359	4 a	304	0 c	109	8 a	953
West Vancouver	2 a	228	20 a	1,322	9 a	693	1 a	87	32 a	2,330
Richmond	2 a	194	44 a	1,088	20 a	1,064	0 a	143	66 a	2,489
Delta	2 c	73	24 a	868	36 b	735	3 a	37	65 a	1,713
Surrey	1 a	82	156 a	2,580	152 a	2,436	25 a	371	333 a	5,470
White Rock	0 a	71	16 a	900	6 a	367	0 a	9	22 a	1,347
Langley City and Langley DM	8 b	88	29 a	970	27 b	874	**	49	67 b	1,982
Tri-Cities	4 a	190	66 a	2,366	75 a	1,637	3 a	200	148 a	4,393
Maple Ridge/Pitt Meadows	1 a	15	38 a	834	33 a	540	1 a	59	74 a	1,449
Vancouver CMA	**160 a**	**11,807**	**1,353 a**	**65,331**	**641 a**	**24,899**	**50 a**	**2,297**	**2,204 a**	**104,335**

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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	0.0 b	0.5 a	0.6 a	1.1 a	0.9 a	2.3 a	0.0 c	5.3 a	0.5 a	1.2 a
English Bay	0.7 a	1.8 a	0.4 a	1.4 a	0.3 a	1.1 a	0.0 a	0.0 a	0.4 a	1.5 a
Downtown	1.0 a	1.7 a	0.8 a	1.8 a	0.8 a	2.2 a	5.4 a	2.7 c	0.9 a	1.8 a
West End/Downtown (Zones 1-3)	0.7 a	1.5 a	0.6 a	1.5 a	0.7 a	1.9 a	2.1 a	3.5 b	0.6 a	1.6 a
South Granville/Oak	0.4 a	1.3 a	0.6 a	1.7 a	0.6 a	2.1 a	0.0 c	**	0.5 a	1.7 a
Kitsilano/Point Grey	0.6 a	1.6 c	0.1 a	1.2 a	0.7 b	**	**	0.0 d	0.3 a	1.4 a
Westside/Kerrisdale	0.0 b	3.4 b	0.5 a	1.6 a	1.0 a	2.4 a	2.1 a	2.0 a	0.7 a	2.0 a
Marpole	2.0 c	1.1 a	1.6 b	3.0 a	1.3 a	3.7 c	0.0 d	**	1.6 b	2.9 a
Mount Pleasant/Renfrew Heights	1.1 d	0.9 a	0.5 a	1.1 a	1.0 d	0.7 b	0.0 d	0.0 d	0.6 a	1.0 a
East Hastings	1.0 a	1.4 a	1.3 a	2.6 b	1.3 a	1.1 a	0.0 d	0.0 d	1.2 a	2.1 a
Southeast Vancouver	0.0 b	2.9 b	0.9 a	2.0 a	0.7 a	0.7 a	0.0 c	0.0 c	0.7 a	1.6 a
City of Vancouver (Zones 1-10)	0.7 a	1.5 a	0.7 a	1.7 a	0.9 a	1.9 a	1.2 a	1.4 a	0.7 a	1.7 a
University Endowment Lands	**	**	0.2 a	0.0 a	0.7 a	0.6 a	0.0 a	0.0 a	0.4 a	0.2 a
Central Park/Metrotown	1.4 a	3.5 a	0.8 a	4.8 a	0.9 a	3.3 a	1.3 d	0.0 b	0.9 a	4.3 a
Southeast Burnaby	0.7 b	5.3 b	1.5 a	5.1 b	1.6 a	3.3 b	2.1 a	3.6 a	1.5 a	4.5 a
North Burnaby	0.7 b	4.6 b	0.8 a	5.4 a	0.8 a	4.2 b	0.0 c	0.8 a	0.7 a	4.8 a
Burnaby (Zones 12-14)	1.0 a	4.2 a	0.9 a	5.1 a	1.0 a	3.6 a	0.8 a	1.6 a	0.9 a	4.5 a
New Westminster	3.0 a	3.6 b	2.0 a	4.4 a	1.3 a	3.6 b	1.9 c	1.6 c	1.9 a	4.1 a
North Vancouver City	1.0 a	2.2 b	0.7 a	1.6 a	0.6 a	1.7 a	**	**	0.8 a	1.7 a
North Vancouver D.M.	3.9 a	4.4 a	1.8 b	1.7 a	1.6 a	2.3 a	0.8 a	0.0 c	2.0 a	2.2 a
West Vancouver	0.5 a	1.9 a	0.3 a	2.4 a	0.9 a	1.8 a	0.0 a	2.3 c	0.5 a	2.2 a
Richmond	2.2 a	3.1 a	1.4 a	5.1 a	1.3 a	3.1 a	0.0 a	0.0 a	1.3 a	3.8 a
Delta	**	2.7 c	1.3 a	3.1 a	1.6 c	4.9 b	4.6 a	8.1 a	1.6 c	3.9 a
Surrey	2.6 a	1.2 a	3.1 a	7.0 a	2.4 a	6.8 a	3.5 a	7.3 a	2.8 a	6.9 a
White Rock	4.5 a	0.0 a	2.2 a	3.1 a	1.1 a	2.8 a	14.3 a	10.9 a	2.1 a	2.9 a
Langley City and Langley DM	0.0 a	10.1 c	2.0 a	4.9 a	1.8 a	4.4 b	0.0 a	**	1.8 a	5.0 a
Tri-Cities	1.7 b	2.7 a	1.1 a	3.6 a	2.0 a	5.5 a	1.5 a	2.0 a	1.5 a	4.2 a
Maple Ridge/Pitt Meadows	0.0 a	6.7 a	3.0 a	4.7 a	3.3 a	6.3 a	5.2 a	1.7 a	3.2 a	5.2 a
Vancouver CMA	**1.1 a**	**2.0 a**	**1.0 a**	**2.8 a**	**1.2 a**	**3.3 a**	**1.7 a**	**2.7 a**	**1.1 a**	**2.8 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
West End/Stanley Park	**	3.7 c	**	3.6 d	**	++	**	**	3.2 d	2.5 c
English Bay	3.9 d	**	5.7 d	++	**	**	**	**	5.8 c	1.4 d
Downtown	3.2 c	4.9 b	2.4 c	5.2 b	2.7 c	++	**	**	3.0 b	5.0 a
West End/Downtown (Zones 1-3)	3.2 c	3.9 b	3.6 c	3.5 b	5.5 c	++	**	++	3.9 b	3.3 b
South Granville/Oak	3.5 c	4.1 b	4.7 b	3.5 b	3.1 d	4.7 c	**	**	4.4 b	3.7 b
Kitsilano/Point Grey	3.5 d	3.3 d	2.5 c	5.3 b	++	**	**	**	2.6 c	4.4 c
Westside/Kerrisdale	**	8.0 b	2.5 c	4.1 b	**	6.0 c	++	**	**	4.9 b
Marpole	**	4.1 d	4.9 b	3.4 c	4.9 c	3.7 d	**	**	4.9 b	3.5 c
Mount Pleasant/Renfrew Heights	++	7.8 c	3.3 d	2.1 c	4.3 d	**	**	**	3.5 d	2.7 c
East Hastings	**	3.4 d	7.3 c	3.5 d	**	**	**	**	7.1 c	4.0 c
Southeast Vancouver	**	1.7 b	0.7 b	3.5 a	++	5.1 a	**	**	1.2 a	3.0 a
City of Vancouver (Zones 1-10)	3.6 b	4.3 a	3.8 b	3.6 a	4.2 c	2.7 b	++	**	3.9 b	3.6 a
University Endowment Lands	**	**	**	1.1 a	++	4.0 b	12.8 a	0.9 a	4.9 b	2.2 a
Central Park/Metrotown	2.1 c	2.5 b	4.7 b	3.0 a	5.4 b	3.5 b	**	**	4.8 b	3.3 b
Southeast Burnaby	++	4.7 c	5.8 c	4.2 b	6.1 c	6.2 b	-1.5 d	**	5.9 b	4.9 b
North Burnaby	**	2.3 b	5.5 b	1.6 c	7.6 b	2.8 c	**	**	6.1 b	1.6 c
Burnaby (Zones 12-14)	2.4 c	2.9 a	5.2 b	2.8 a	6.2 b	3.8 b	3.2 d	6.4 b	5.4 a	3.1 b
New Westminster	2.1 c	3.9 b	3.3 b	2.7 a	3.4 c	2.9 a	7.0 c	4.1 c	3.5 b	2.5 a
North Vancouver City	3.7 d	2.9 c	4.0 d	2.4 b	4.2 d	3.7 d	**	**	4.2 c	2.7 b
North Vancouver D.M.	4.2 a	3.4 a	**	4.3 a	2.7 c	6.7 a	12.5 c	**	5.4 b	4.8 a
West Vancouver	**	4.1 d	++	3.3 d	++	3.7 d	2.6 a	**	++	2.8 c
Richmond	**	-0.3 a	6.7 b	++	**	++	**	6.8 c	5.5 c	++
Delta	**	++	4.9 d	2.1 b	**	++	10.8 a	2.4 a	5.2 d	1.0 d
Surrey	5.8 b	1.2 a	6.9 a	++	8.1 a	0.5 b	6.9 c	1.8 b	6.9 a	0.4 b
White Rock	5.8 a	4.8 c	4.4 a	3.4 c	5.7 b	2.5 c	13.3 a	**	5.0 a	2.3 c
Langley City and Langley DM	0.1 a	0.8 d	2.1 a	++	2.0 a	++	0.9 a	**	1.9 a	++
Tri-Cities	5.0 c	++	5.6 a	0.7 a	6.0 a	1.5 a	5.8 b	0.4 a	5.5 a	0.7 a
Maple Ridge/Pitt Meadows	3.7 a	2.6 a	5.5 a	2.3 a	3.1 c	2.4 a	-5.5 a	4.0 a	3.3 c	2.6 a
Vancouver CMA	**3.6 b**	**3.6 a**	**4.2 a**	**2.9 a**	**4.6 a**	**2.6 a**	**5.8 d**	**3.9 c**	**4.3 a**	**2.9 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
City of Vancouver (Zones 1-10)										
Pre 1960	0.2 a	0.9 a	0.3 a	1.1 a	0.4 b	1.1 a	0.0 c	1.5 d	0.3 a	1.1 a
1960 - 1974	0.5 a	0.7 a	0.3 a	1.1 a	0.5 a	1.3 a	1.1 a	0.6 a	0.3 a	1.1 a
1975 - 1989	0.4 b	1.2 a	0.3 a	1.7 a	0.1 b	1.8 c	0.0 d	0.0 c	0.2 a	1.6 a
1990 - 1999	0.2 a	2.2 b	0.2 a	1.2 a	0.2 a	0.8 a	**	**	0.2 a	1.2 a
2000+	0.0 c	2.8 a	0.2 a	1.7 a	0.4 a	1.6 a	**	0.0 a	0.3 a	1.8 a
Total	0.4 a	1.0 a	0.3 a	1.2 a	0.3 a	1.3 a	0.8 a	0.7 a	0.3 a	1.2 a
Burnaby (Zones 12-14)										
Pre 1960	0.0 c	2.6 c	1.1 a	3.6 c	0.0 b	1.9 b	**	3.6 b	0.7 a	3.0 c
1960 - 1974	0.6 b	3.1 a	0.4 a	4.1 a	0.7 a	2.3 a	0.9 a	0.9 a	0.5 a	3.5 a
1975 - 1989	0.0 a	4.0 a	0.5 a	3.4 a	0.9 a	3.6 a	**	**	0.6 a	3.5 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	0.4 b	3.1 a	0.5 a	3.9 a	0.7 a	2.4 a	0.8 a	1.4 a	0.5 a	3.4 a
New Westminster										
Pre 1960	2.1 b	4.3 c	1.4 a	5.0 c	1.9 b	1.8 c	**	**	1.6 b	4.3 c
1960 - 1974	1.1 a	2.3 a	1.2 a	3.3 a	0.3 a	1.9 a	1.2 d	0.0 b	1.0 a	2.9 a
1975 - 1989	1.0 a	2.3 c	0.4 a	3.2 c	0.6 a	**	n/u	n/u	0.5 a	4.2 c
1990 - 1999	**	**	3.3 a	0.0 a	2.6 a	**	**	**	2.7 a	0.7 a
2000+	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Total	1.3 a	2.6 a	1.2 a	3.5 a	0.6 a	3.3 b	0.9 d	0.8 a	1.0 a	3.3 a
Surrey										
Pre 1960	**	**	0.0 a	20.2 a	2.3 a	12.1 a	0.0 a	0.0 a	1.2 a	9.2 a
1960 - 1974	8.8 a	0.0 a	2.9 a	6.7 a	2.3 a	8.2 a	4.0 a	8.4 b	2.8 a	7.4 a
1975 - 1989	0.0 a	1.6 a	1.1 a	5.1 a	1.2 a	5.8 b	0.0 a	9.7 a	1.1 a	5.3 a
1990 - 1999	n/u	n/u	1.4 a	1.4 a	0.6 a	0.3 a	0.0 a	0.0 a	0.6 a	0.4 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	1.4 a	1.2 a	2.3 a	6.0 a	1.7 a	6.2 a	2.9 a	6.8 a	2.1 a	6.1 a
Vancouver CMA										
Pre 1960	0.3 a	1.1 a	0.4 a	1.5 a	0.5 a	1.3 a	**	1.8 c	0.4 a	1.4 a
1960 - 1974	0.6 a	1.2 a	0.5 a	2.2 a	0.8 a	2.6 a	1.4 a	2.3 a	0.6 a	2.2 a
1975 - 1989	0.5 a	1.8 a	0.6 a	2.7 a	0.7 a	4.1 a	1.2 a	2.5 b	0.7 a	3.1 a
1990 - 1999	0.2 a	2.5 b	0.4 a	1.4 a	0.5 a	1.0 a	0.6 a	1.6 c	0.4 a	1.3 a
2000+	0.0 c	2.7 a	0.3 a	1.6 a	0.7 a	3.1 b	**	1.3 a	0.4 a	2.1 a
Total	0.4 a	1.4 a	0.5 a	2.1 a	0.7 a	2.6 a	1.3 a	2.2 a	0.5 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
City of Vancouver (Zones 1-10)										
Pre 1960	757 a	791 a	901 a	934 a	1,213 a	1,277 a	1,600 b	1,698 b	942 a	973 a
1960 - 1974	779 a	811 a	929 a	972 a	1,337 a	1,428 a	1,797 b	1,878 b	955 a	1,002 a
1975 - 1989	731 a	779 a	855 a	895 a	1,263 b	1,313 a	1,711 d	1,540 b	969 a	1,020 a
1990 - 1999	864 b	886 a	980 b	997 a	1,261 a	1,310 a	**	1,542 d	1,061 a	1,084 a
2000+	905 c	1,289 a	1,332 a	1,564 a	1,767 a	2,000 a	2,543 d	2,355 a	1,429 a	1,631 a
Total	779 a	840 a	936 a	990 a	1,318 a	1,400 a	1,749 b	1,750 b	985 a	1,041 a
Burnaby (Zones 12-14)										
Pre 1960	549 b	627 a	710 a	756 a	893 a	911 a	962 a	1,028 a	766 a	811 a
1960 - 1974	677 a	728 a	814 a	847 a	1,010 a	1,067 a	1,199 a	1,286 a	874 a	908 a
1975 - 1989	623 a	656 a	891 a	894 a	1,207 a	1,159 a	918 a	**	966 a	961 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	661 a	710 a	817 a	845 a	1,031 a	1,063 a	1,156 a	1,235 a	879 a	907 a
New Westminster										
Pre 1960	579 a	555 a	712 a	701 a	791 a	879 a	1,061 b	1,178 b	715 a	719 a
1960 - 1974	627 a	645 a	740 a	759 a	929 a	969 a	1,204 b	1,273 a	779 a	805 a
1975 - 1989	648 a	672 a	768 a	791 a	1,035 b	1,007 a	n/u	n/u	833 a	847 a
1990 - 1999	**	**	738 a	717 a	943 a	960 a	**	**	861 a	857 a
2000+	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Total	623 a	634 a	740 a	755 a	932 a	964 a	1,178 a	1,257 a	780 a	800 a
Surrey										
Pre 1960	**	**	660 a	692 a	842 a	853 a	944 a	1,051 a	812 a	864 a
1960 - 1974	504 a	514 a	687 a	687 a	827 a	829 a	932 a	973 a	761 a	765 a
1975 - 1989	609 a	623 a	738 a	738 a	925 a	929 a	1,011 a	1,029 a	818 a	820 a
1990 - 1999	n/u	n/u	819 a	826 a	911 a	944 a	1,090 a	1,082 a	911 a	937 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	577 a	595 a	709 a	707 a	878 a	886 a	962 a	995 a	799 a	804 a
Vancouver CMA										
Pre 1960	741 a	772 a	874 a	903 a	1,142 a	1,182 a	1,262 b	1,405 b	917 a	946 a
1960 - 1974	752 a	781 a	871 a	903 a	1,092 a	1,136 a	1,342 a	1,346 a	916 a	948 a
1975 - 1989	695 a	733 a	821 a	841 a	1,072 a	1,100 a	1,360 b	1,264 b	909 a	930 a
1990 - 1999	860 b	882 a	949 a	961 a	1,143 a	1,183 a	1,357 b	1,415 b	1,032 a	1,049 a
2000+	910 b	1,277 a	1,278 a	1,472 a	1,607 a	1,762 a	**	1,812 a	1,363 a	1,533 a
Total	754 a	804 a	880 a	919 a	1,124 a	1,169 a	1,356 a	1,367 a	937 a	975 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0 d	**	0.2 b	**	0.7 b	0.9 d	0.0 d	0.0 d	0.4 b	**
6 to 19 Units	0.2 b	1.5 a	0.4 a	1.2 a	0.4 b	2.2 c	**	0.7 b	0.4 a	1.5 a
20 to 49 Units	0.6 a	0.7 a	0.3 a	1.2 a	0.5 a	0.9 a	0.0 b	0.0 b	0.3 a	1.1 a
50 to 99 Units	0.4 a	0.4 a	0.2 a	1.0 a	0.2 a	0.7 a	0.0 c	2.5 a	0.2 a	0.9 a
100 to 199 Units	0.0 a	2.1 a	0.2 a	0.6 a	0.0 a	1.3 a	17.4 a	8.3 a	0.2 a	0.9 a
200+ Units	0.0 a	0.6 a	0.1 a	3.4 a	**	0.9 a	**	**	0.1 a	2.5 a
Total	0.4 a	1.0 a	0.3 a	1.2 a	0.3 a	1.3 a	0.8 a	0.7 a	0.3 a	1.2 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	4.8 d	**	**	**	**	**	5.0 d	**
6 to 19 Units	0.0 c	2.2 c	1.2 a	4.8 c	1.2 d	2.0 c	0.0 d	0.0 c	1.1 a	3.7 c
20 to 49 Units	0.7 a	1.0 a	0.4 a	4.4 a	0.5 a	3.5 b	0.6 a	2.7 a	0.5 a	3.9 a
50 to 99 Units	0.4 a	3.9 b	0.3 a	2.2 a	0.5 a	0.8 a	1.0 a	0.0 a	0.4 a	1.9 a
100 to 199 Units	**	5.7 a	0.1 a	3.4 a	0.9 a	2.7 a	**	**	0.3 a	3.2 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.4 b	3.1 a	0.5 a	3.9 a	0.7 a	2.4 a	0.8 a	1.4 a	0.5 a	3.4 a
New Westminster										
3 to 5 Units	n/s	n/s	**	**	**	**	0.0 a	**	**	**
6 to 19 Units	3.2 c	4.3 d	1.7 b	3.1 c	1.5 a	2.7 c	**	0.0 a	1.8 a	3.1 c
20 to 49 Units	1.4 a	2.8 a	1.2 a	4.9 a	0.8 a	1.7 b	0.0 c	0.0 a	1.1 a	4.0 a
50 to 99 Units	0.6 a	1.3 a	1.0 a	2.5 a	0.3 a	3.4 c	**	1.5 a	0.8 a	2.6 a
100 to 199 Units	**	2.1 a	0.7 a	0.8 a	0.0 a	1.5 a	0.0 a	0.0 a	0.3 a	1.2 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	1.3 a	2.6 a	1.2 a	3.5 a	0.6 a	3.3 b	0.9 d	0.8 a	1.0 a	3.3 a
Surrey										
3 to 5 Units	**	**	**	0.0 a	**	**	**	n/u	**	0.0 a
6 to 19 Units	**	**	3.2 d	10.9 a	1.3 a	13.0 a	0.0 a	5.6 a	1.6 b	10.8 a
20 to 49 Units	**	**	1.0 a	13.2 c	0.7 a	6.3 b	2.6 a	1.0 a	1.0 a	7.8 b
50 to 99 Units	0.0 a	5.6 a	2.4 a	4.7 a	2.1 a	5.6 a	3.8 a	11.2 a	2.3 a	5.4 a
100 to 199 Units	**	**	4.0 a	4.9 a	4.1 a	7.4 a	**	**	4.1 a	5.6 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.4 a	1.2 a	2.3 a	6.0 a	1.7 a	6.2 a	2.9 a	6.8 a	2.1 a	6.1 a
Vancouver CMA										
3 to 5 Units	**	**	0.4 b	**	0.8 d	4.0 d	1.2 d	**	0.7 a	3.4 d
6 to 19 Units	0.4 a	1.7 b	0.6 a	1.9 a	0.7 a	2.7 b	1.3 a	1.4 a	0.6 a	2.1 a
20 to 49 Units	0.6 a	1.1 a	0.4 a	2.4 a	0.6 a	2.6 a	1.2 a	1.6 a	0.5 a	2.3 a
50 to 99 Units	0.4 a	0.9 a	0.6 a	2.0 a	0.9 a	2.7 a	1.5 a	4.2 a	0.7 a	2.1 a
100 to 199 Units	0.1 a	2.0 a	0.3 a	1.2 a	0.4 a	1.8 a	1.7 a	0.9 a	0.4 a	1.4 a
200+ Units	**	1.4 a	0.1 a	4.3 a	0.7 a	3.0 a	0.0 a	0.0 a	0.2 a	3.3 a
Total	0.4 a	1.4 a	0.5 a	2.1 a	0.7 a	2.6 a	1.3 a	2.2 a	0.5 a	2.1 a

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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
City of Vancouver (Zones 1-10)										
3 to 5 Units	527 b	645 d	858 c	785 b	1,136 b	1,141 b	**	1,553 b	1,057 c	955 b
6 to 19 Units	707 a	738 a	831 a	870 a	1,176 a	1,242 a	1,544 c	1,618 b	897 a	941 a
20 to 49 Units	747 a	786 a	896 a	941 a	1,298 a	1,371 a	1,561 b	1,647 b	940 a	991 a
50 to 99 Units	816 a	862 a	978 a	1,070 a	1,418 a	1,481 a	**	2,210 d	1,018 a	1,095 a
100 to 199 Units	867 a	1,048 a	1,101 a	1,153 a	1,643 a	1,799 a	2,392 a	2,571 a	1,138 a	1,228 a
200+ Units	900 b	924 a	1,139 a	1,169 a	1,503 a	1,660 a	**	**	1,163 b	1,175 a
Total	779 a	840 a	936 a	990 a	1,318 a	1,400 a	1,749 b	1,750 b	985 a	1,041 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	672 b	742 b	821 a	922 a	1,041 b	1,161 b	813 a	893 b
6 to 19 Units	573 b	638 a	728 a	766 a	855 a	926 a	1,033 a	1,121 a	782 a	818 a
20 to 49 Units	650 a	672 a	779 a	804 a	962 a	974 a	1,030 a	1,099 a	823 a	849 a
50 to 99 Units	633 a	671 a	794 a	810 a	1,035 a	1,047 a	1,513 b	1,510 a	870 a	886 a
100 to 199 Units	854 b	877 a	981 a	1,006 a	1,247 a	1,292 a	**	**	1,060 a	1,081 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	661 a	710 a	817 a	845 a	1,031 a	1,063 a	1,156 a	1,235 a	879 a	907 a
New Westminster										
3 to 5 Units	n/s	n/s	637 b	594 b	796 b	787 a	**	**	733 b	753 a
6 to 19 Units	584 a	551 a	717 a	700 a	808 a	839 a	**	1,211 a	723 a	713 a
20 to 49 Units	626 a	641 a	715 a	737 a	881 a	914 a	1,104 a	1,190 a	740 a	765 a
50 to 99 Units	618 a	633 a	766 a	785 a	972 a	1,030 a	1,178 a	1,271 a	816 a	855 a
100 to 199 Units	665 a	688 a	826 a	822 a	1,031 a	1,036 a	**	**	901 a	882 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	623 a	634 a	740 a	755 a	932 a	964 a	1,178 a	1,257 a	780 a	800 a
Surrey										
3 to 5 Units	**	**	530 b	535 a	**	**	**	n/u	629 c	589 a
6 to 19 Units	**	**	658 a	664 a	862 a	839 a	920 a	975 a	803 a	805 a
20 to 49 Units	**	**	723 a	749 a	875 a	894 a	916 a	937 a	834 a	847 a
50 to 99 Units	583 a	572 a	714 a	706 a	880 a	890 a	1,012 a	1,031 a	795 a	798 a
100 to 199 Units	**	**	678 a	661 a	**	**	**	**	765 a	739 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	577 a	595 a	709 a	707 a	878 a	886 a	962 a	995 a	799 a	804 a
Vancouver CMA										
3 to 5 Units	528 c	651 d	821 b	770 b	1,102 b	1,081 a	**	1,404 b	1,010 c	931 a
6 to 19 Units	683 a	711 a	806 a	838 a	1,067 a	1,118 a	1,205 b	1,307 a	873 a	908 a
20 to 49 Units	725 a	758 a	843 a	878 a	1,089 a	1,132 a	1,249 a	1,279 a	895 a	931 a
50 to 99 Units	768 a	809 a	871 a	917 a	1,070 a	1,091 a	1,311 b	1,365 a	921 a	959 a
100 to 199 Units	843 a	970 a	1,059 a	1,100 a	1,428 a	1,534 a	1,889 a	1,836 a	1,121 a	1,180 a
200+ Units	880 b	910 a	1,088 a	1,128 a	1,263 a	1,320 a	1,374 a	1,349 a	1,111 a	1,132 a
Total	754 a	804 a	880 a	919 a	1,124 a	1,169 a	1,356 a	1,367 a	937 a	975 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	n/u	n/u	**	0.7 a	0.1 a	0.6 a	0.0 a	0.7 a	0.5 a	0.3 a	n/u	n/u
English Bay	**	**	0.5 a	1.5 a	0.5 a	0.7 a	0.2 a	0.3 a	0.0 a	0.5 a	n/s	**
Downtown	n/s	n/u	0.8 a	0.6 a	0.1 a	0.6 a	0.2 a	1.5 a	0.3 a	1.2 a	0.0 a	1.6 a
West End/Downtown (Zones 1-3)	**	**	0.6 a	0.9 a	0.3 a	0.7 a	0.2 a	0.9 a	0.2 a	0.9 a	**	2.1 a
South Granville/Oak	1.5 d	**	0.2 a	1.2 a	0.2 a	1.0 a	0.2 a	0.9 a	**	**	n/u	n/u
Kitsilano/Point Grey	0.0 c	0.0 c	0.0 c	1.2 d	0.2 a	0.6 a	**	0.0 a	**	**	**	**
Westside/Kerrisdale	0.0 a	0.0 a	0.0 b	2.4 a	0.4 a	0.9 a	0.2 a	0.2 a	**	**	n/u	n/u
Marpole	**	**	0.6 b	2.6 c	0.8 a	2.5 a	0.0 a	0.7 a	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	**	0.0 c	0.6 b	1.8 c	0.4 b	0.6 a	0.7 a	0.2 b	**	**	**	**
East Hastings	**	**	0.6 b	0.7 b	0.4 a	1.8 a	0.6 a	2.5 a	**	**	n/u	n/u
Southeast Vancouver	**	**	1.0 a	2.4 b	0.4 b	1.7 a	**	**	0.0 a	0.4 a	**	**
City of Vancouver (Zones 1-10)	0.4 b	**	0.4 a	1.5 a	0.3 a	1.1 a	0.2 a	0.9 a	0.2 a	0.9 a	0.1 a	2.5 a
University Endowment Lands	n/u	n/u	1.5 a	0.0 a	**	**	**	**	**	0.5 a	n/u	n/u
Central Park/Metrotown	**	**	0.7 b	3.2 d	0.2 a	3.2 a	0.3 a	0.9 a	0.3 a	3.2 a	**	**
Southeast Burnaby	10.5 a	**	0.3 a	**	0.9 a	3.9 a	1.0 a	4.7 b	**	**	n/u	n/u
North Burnaby	**	**	2.1 c	5.5 d	0.5 a	5.8 b	0.1 a	1.6 a	0.3 a	3.6 a	n/u	n/u
Burnaby (Zones 12-14)	5.0 d	**	1.1 a	3.7 c	0.5 a	3.9 a	0.4 a	1.9 a	0.3 a	3.2 a	**	**
New Westminster	**	**	1.8 a	3.1 c	1.1 a	4.0 a	0.8 a	2.6 a	0.3 a	1.2 a	n/u	n/u
North Vancouver City	**	**	0.4 b	0.4 b	0.1 a	1.1 a	0.3 a	0.5 a	0.4 a	0.9 a	n/u	n/u
North Vancouver D.M.	**	**	0.4 a	0.5 a	0.0 a	3.2 a	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.2 b	0.8 a	1.3 a	3.4 d	0.2 a	0.7 a	n/u	n/u
Richmond	n/u	n/u	**	**	0.6 a	2.3 a	0.4 a	2.7 a	**	**	n/u	n/u
Delta	**	**	**	5.3 d	1.1 d	3.4 b	0.7 b	4.0 a	n/s	**	n/u	n/u
Surrey	**	0.0 a	1.6 b	10.8 a	1.0 a	7.8 b	2.3 a	5.4 a	4.1 a	5.6 a	**	**
White Rock	0.0 a	0.0 a	0.0 c	3.0 c	0.4 a	1.6 a	1.0 a	1.0 a	n/u	n/u	n/u	n/u
Langley City and Langley DM	0.0 a	**	1.6 a	9.4 a	1.6 a	3.8 b	1.0 a	2.4 a	**	n/s	n/u	n/u
Tri-Cities	**	**	2.2 c	6.5 b	0.7 a	4.7 a	0.5 a	2.2 a	**	**	**	**
Maple Ridge/Pitt Meadows	**	8.3 a	5.7 a	1.3 a	1.3 a	6.2 a	3.3 a	2.4 a	n/u	n/u	n/u	n/u
Vancouver CMA	**0.7 a**	**3.4 d**	**0.6 a**	**2.1 a**	**0.5 a**	**2.3 a**	**0.7 a**	**2.1 a**	**0.4 a**	**1.4 a**	**0.2 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
City of Vancouver (Zones 1-10)										
LT $550	0.0 c	0.7 b	0.0 d	0.0 d	**	5.6 d	n/s	n/s	**	0.7 b
$550 - $699	0.5 a	1.1 d	0.4 b	1.0 a	**	0.0 d	**	**	0.5 a	1.0 a
$700 - $849	0.3 a	0.6 a	0.3 a	1.2 a	0.9 d	0.0 c	**	**	0.3 a	1.0 a
$850 - $999	0.5 a	1.5 a	0.3 a	1.2 a	0.3 b	1.1 a	**	**	0.3 a	1.2 a
$1000 - $1149	0.0 c	0.7 a	0.1 a	1.0 a	0.3 a	2.8 c	0.0 d	0.0 d	0.1 a	1.1 a
$1150+	0.7 b	4.6 c	0.4 a	2.1 a	0.2 a	1.3 a	1.2 d	1.2 a	0.3 a	1.8 a
Total	0.4 a	1.0 a	0.3 a	1.2 a	0.3 a	1.3 a	0.8 a	0.7 a	0.3 a	1.2 a
Burnaby (Zones 12-14)										
LT $550	0.0 d	0.0 d	**	**	**	n/s	n/s	n/s	**	0.0 d
$550 - $699	0.5 b	3.0 a	0.6 a	2.4 c	**	**	n/s	n/s	1.1 a	2.6 b
$700 - $849	0.7 b	2.4 a	0.4 a	4.2 a	0.6 a	1.9 c	**	n/s	0.4 a	4.0 a
$850 - $999	**	7.3 a	0.8 a	3.7 b	0.5 a	1.5 a	0.8 d	**	0.6 a	3.0 a
$1000 - $1149	n/s	**	0.4 a	1.6 a	0.6 a	3.8 b	0.0 d	3.2 d	0.4 a	3.0 b
$1150+	n/s	**	**	9.5 a	0.7 a	3.0 a	1.2 d	0.9 a	0.7 a	4.7 a
Total	0.4 b	3.1 a	0.5 a	3.9 a	0.7 a	2.4 a	0.8 a	1.4 a	0.5 a	3.4 a
New Westminster										
LT $550	3.2 c	6.6 c	0.0 c	**	**	**	n/s	n/s	2.2 b	6.9 c
$550 - $699	1.3 a	2.0 a	1.3 a	2.4 b	0.0 c	0.0 c	n/s	n/s	1.3 a	2.2 a
$700 - $849	0.0 b	3.2 c	1.2 a	3.9 a	0.8 a	9.2 c	**	n/s	1.1 a	4.4 a
$850 - $999	**	n/s	1.4 a	4.0 b	0.8 a	1.6 b	0.0 d	**	1.0 a	2.6 a
$1000 - $1149	n/s	n/s	**	2.6 b	0.2 b	1.6 b	**	0.0 c	0.5 a	1.7 b
$1150+	n/s	n/s	**	n/s	0.8 d	7.2 c	0.0 c	1.3 a	0.6 b	5.8 c
Total	1.3 a	2.6 a	1.2 a	3.5 a	0.6 a	3.3 b	0.9 d	0.8 a	1.0 a	3.3 a
Surrey										
LT $550	**	0.0 a	1.1 a	**	**	**	n/s	n/s	0.8 a	0.0 c
$550 - $699	3.0 c	2.8 a	1.5 b	4.7 a	0.0 c	**	**	n/s	1.4 a	4.6 a
$700 - $849	**	**	1.4 a	5.2 a	0.7 a	4.5 c	**	**	1.1 a	4.9 a
$850 - $999	n/s	n/s	**	**	2.1 a	6.9 a	2.0 c	1.2 a	1.9 a	9.3 a
$1000 - $1149	n/s	n/s	**	**	1.0 a	12.7 c	1.1 a	11.4 a	1.0 a	12.3 a
$1150+	n/s	n/s	**	**	**	1.4 a	**	**	**	1.0 a
Total	1.4 a	1.2 a	2.3 a	6.0 a	1.7 a	6.2 a	2.9 a	6.8 a	2.1 a	6.1 a
Vancouver CMA										
LT $550	0.5 a	2.1 c	1.3 d	1.5 a	**	4.0 c	n/s	n/s	1.3 a	1.9 b
$550 - $699	0.7 a	2.0 a	0.8 a	2.5 a	**	0.0 c	**	**	0.8 a	2.3 a
$700 - $849	0.3 a	0.8 a	0.6 a	2.7 a	1.0 a	4.4 b	0.0 b	2.8 c	0.6 a	2.6 a
$850 - $999	0.5 a	1.6 a	0.4 a	2.0 a	0.8 a	3.0 a	1.5 a	1.7 b	0.5 a	2.2 a
$1000 - $1149	0.0 c	0.6 a	0.2 a	1.4 a	0.4 a	3.4 b	0.6 a	4.5 b	0.3 a	2.0 a
$1150+	0.7 b	4.4 c	0.3 a	2.4 a	0.4 a	1.8 a	1.3 a	1.3 a	0.4 a	2.1 a
Total	0.4 a	1.4 a	0.5 a	2.1 a	0.7 a	2.6 a	1.3 a	2.2 a	0.5 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	2.9 a	**	n/u	**	2.9 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	2.9 a	**	n/u	**	2.9 a
South Granville/Oak	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2.9 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	**	0.0 a	**	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	0.0 d	1.6 b	0.0 d	0.6 a	0.9 a	0.0 a	0.3 b	0.6 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	3.6 a	0.0 a	n/u	n/u	2.4 a	0.0 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	3.8 a	**	0.5 a	11.8 d	1.1 a	**
Burnaby (Zones 12-14)	n/u	n/u	**	**	3.3 a	**	0.5 a	11.6 d	1.1 a	15.0 d
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	2.2 a
North Vancouver D.M.	**	n/u	**	**	1.0 a	1.0 a	0.3 a	1.7 c	0.5 a	1.4 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	0.0 a	0.0 c	0.0 c	0.3 b	2.5 b	0.2 b	1.6 c
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	**	**	**	0.0 a	2.9 a	2.2 a	16.3 a	2.0 a	14.0 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	1.8 a	**	0.5 a	2.7 b	0.8 a	2.0 b
Tri-Cities	n/u	n/u	**	**	1.7 a	7.7 c	4.8 d	2.3 a	3.9 d	3.6 b
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	0.0 c	0.8 a	1.2 a	3.2 c	1.6 a	5.9 a	1.4 a	4.8 b

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	2,419 a	**	n/u	**	2,391 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	2,419 a	**	n/u	**	2,391 a
South Granville/Oak	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2,544 a	2,807 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	1,166 a	1,195 b	**	**	1,263 a	1,303 a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	807 b	1,074 b	1,705 c	1,668 a	1,713 b	1,753 a	1,511 b	1,583 a
University Endowment Lands	1,075 a	1,075 a	n/u	n/u	1,936 a	1,906 a	n/u	n/u	1,649 a	1,616 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	**	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	1,567 a	**	1,432 a	1,440 a	1,460 a	1,471 a
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	1,460 b	1,501 c	1,424 a	1,440 a	1,432 a	1,452 b
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,247 a	1,316 a
North Vancouver D.M.	**	n/u	**	**	1,240 a	1,289 a	1,616 a	1,565 a	1,503 a	1,466 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1,099 c	1,182 b	1,296 b	1,383 a	1,200 b	1,309 a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	**	**	**	906 a	960 a	1,226 a	1,244 a	1,188 a	1,176 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	947 a	927 a	1,011 a	1,082 b	979 a	1,020 b
Tri-Cities	n/u	n/u	**	**	1,267 a	1,272 a	1,410 a	1,504 a	1,370 a	1,448 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**1,022 a**	**925 a**	**765 a**	**936 a**	**1,314 a**	**1,343 a**	**1,364 a**	**1,397 a**	**1,318 a**	**1,355 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	1 a	34	n/u	n/u	1 a	35
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	1 a	34	n/u	n/u	1 a	35
South Granville/Oak	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0 a	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	15	0 a	36	**	**	**	127
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	1 b	63	1 a	156	0 a	104	2 a	323
University Endowment Lands	0 a	44	n/u	n/u	0 a	82	n/u	n/u	0 a	126
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	26 d	219	**	265
Burnaby (Zones 12-14)	n/u	n/u	**	**	**	54	26 d	222	41 d	277
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1 a	45
North Vancouver D.M.	n/u	n/u	**	**	1 a	113	5 c	279	6 a	406
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	0 a	13	0 c	215	11 b	421	11 c	649
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	**	**	**	1 a	35	53 a	325	54 a	386
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	64	5 b	190	5 b	264
Tri-Cities	n/u	n/u	**	**	9 c	117	9 a	386	18 b	506
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	61	1 a	121	28 c	882	121 a	2,056	150 b	3,120

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	5.9 a	**	n/u	**	5.7 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	5.9 a	**	n/u	**	5.7 a
South Granville/Oak	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2.9 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	**	0.0 a	**	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	0.0 d	3.4 b	0.0 d	1.3 a	0.9 a	0.0 a	0.3 b	1.3 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	3.6 a	0.0 a	n/u	n/u	2.4 a	0.0 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	3.8 a	**	0.9 a	14.3 d	1.5 a	**
Burnaby (Zones 12-14)	n/u	n/u	**	**	3.3 a	**	0.9 a	14.1 d	1.4 a	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	2.2 a	2.2 a
North Vancouver D.M.	**	n/u	**	**	2.1 a	1.0 a	1.0 a	2.5 c	1.2 a	2.0 b
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	0.0 a	0.6 b	0.9 a	1.0 a	2.5 b	0.8 a	1.9 b
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	**	**	**	0.0 a	2.9 a	2.6 a	16.6 a	2.3 a	14.2 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	1.8 a	3.3 b	1.0 a	3.8 b	1.2 a	4.0 b
Tri-Cities	n/u	n/u	**	**	2.6 a	8.5 b	6.8 c	2.3 a	5.7 c	3.8 b
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	0.0 c	3.5 b	1.6 b	3.8 b	2.4 a	6.4 a	2.0 a	5.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	-9.6 a	**	n/u	**	-8.9 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	-9.6 a	**	n/u	**	-8.9 a
South Granville/Oak	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	-1.8 a	9.7 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	**	**	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	**	**	**	1.4 a	2.3 c	4.4 a	**	3.3 b
University Endowment Lands	n/u	0.0 b	n/u	n/u	n/u	-1.6 a	n/u	n/u	n/u	-2.0 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	1.8 a	**	**	**	**	**
Burnaby (Zones 12-14)	n/u	n/u	**	**	**	**	**	**	**	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	-1.4 a	4.9 a
North Vancouver D.M.	**	n/u	**	**	1.3 a	4.5 a	1.1 a	**	0.7 a	**
West Vancouver	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Richmond	n/u	n/u	**	**	**	++	**	++	**	++
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	**	**	**	1.2 a	5.4 a	7.4 a	2.3 a	7.1 a	0.1 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	5.3 a	**	++	**	1.5 a	**
Tri-Cities	n/u	n/u	**	**	**	**	**	**	**	5.3 d
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**3.1 a**	**	**	**	**	**2.4 c**	**3.6 b**	**2.8 c**	**2.3 c**	**2.6 c**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	0.0 b	0.3 a	0.2 a	0.6 a	0.2 a	1.0 a	0.0 c	2.7 a	0.1 a	0.6 a
English Bay	0.5 a	1.2 a	0.3 a	0.6 a	0.0 b	0.6 a	0.0 a	0.0 a	0.3 a	0.7 a
Downtown	0.1 a	1.1 a	0.2 a	1.2 a	0.2 a	1.4 a	4.8 a	2.7 c	0.2 a	1.2 a
West End/Downtown (Zones 1-3)	0.2 a	1.0 a	0.2 a	0.9 a	0.1 a	1.1 a	2.0 a	2.3 a	0.2 a	0.9 a
South Granville/Oak	0.3 a	0.8 a	0.2 a	1.1 a	0.2 a	1.3 a	0.0 c	0.0 b	0.2 a	1.1 a
Kitsilano/Point Grey	0.5 a	1.3 a	0.0 b	0.8 a	0.0 c	**	0.0 d	0.0 d	0.1 a	1.0 a
Westside/Kerrisdale	0.0 b	1.8 b	0.1 a	0.9 a	0.5 a	1.0 a	2.6 a	1.7 a	0.4 a	1.1 a
Marpole	0.5 b	1.1 a	0.6 a	2.4 a	1.0 a	3.1 d	0.0 d	0.0 d	0.7 a	2.4 a
Mount Pleasant/Renfrew Heights	0.9 d	0.9 a	0.3 a	0.9 a	1.0 d	0.5 b	0.0 d	0.0 d	0.5 a	0.9 a
East Hastings	0.7 a	1.3 a	0.5 a	2.2 b	0.0 c	1.1 a	0.0 d	0.0 d	0.4 a	1.8 b
Southeast Vancouver	0.0 b	1.1 a	0.6 a	1.4 a	0.4 a	0.5 a	0.0 c	0.0 c	0.5 a	1.1 a
City of Vancouver (Zones 1-10)	0.4 a	1.0 a	0.3 a	1.2 a	0.3 a	1.3 a	0.8 a	0.6 a	0.3 a	1.2 a
University Endowment Lands	0.0 a	0.0 a	0.0 a	0.0 a	1.4 a	0.5 a	0.0 a	0.0 a	0.6 a	0.2 a
Central Park/Metrotown	0.3 b	2.4 a	0.2 a	3.4 a	0.5 a	2.1 a	1.3 d	0.0 b	0.3 a	3.0 a
Southeast Burnaby	0.0 b	4.6 b	0.8 a	4.5 b	1.1 a	1.9 a	2.0 a	3.5 a	0.9 a	3.6 a
North Burnaby	0.7 b	3.2 b	0.6 a	4.7 a	0.7 a	4.5 b	0.2 a	5.6 c	0.6 a	4.6 a
Burnaby (Zones 12-14)	0.4 b	3.1 a	0.5 a	3.9 a	0.7 a	2.9 a	0.7 a	4.7 c	0.5 a	3.6 a
New Westminster	1.3 a	2.6 a	1.2 a	3.5 a	0.7 a	3.3 b	0.8 d	0.7 a	1.1 a	3.3 a
North Vancouver City	0.0 b	0.9 a	0.2 a	0.7 a	0.1 a	0.9 a	**	**	0.2 a	0.9 a
North Vancouver D.M.	0.5 a	0.6 a	0.0 c	0.9 a	0.2 a	1.2 a	0.5 a	1.2 a	0.3 a	1.0 a
West Vancouver	0.5 a	0.9 a	0.3 a	1.5 a	0.6 a	1.2 a	0.0 a	1.1 a	0.4 a	1.4 a
Richmond	1.1 a	1.0 a	0.6 a	4.0 a	0.3 a	1.6 a	0.2 b	1.9 a	0.4 a	2.4 a
Delta	0.0 d	2.7 c	0.8 d	2.8 a	0.6 b	4.9 b	4.6 a	8.1 a	0.8 a	3.8 a
Surrey	1.4 a	1.0 a	2.3 a	6.0 a	1.7 a	6.2 a	2.6 a	11.2 a	2.1 a	6.6 a
White Rock	0.0 a	0.0 a	0.6 a	1.8 a	0.3 a	1.7 a	7.1 a	0.0 a	0.5 a	1.6 a
Langley City and Langley DM	0.0 a	8.9 b	1.2 a	3.0 a	1.5 a	2.9 a	0.4 a	3.2 c	1.2 a	3.2 b
Tri-Cities	1.1 a	2.1 a	0.3 a	2.8 a	1.2 a	4.8 a	3.1 c	2.1 a	1.0 a	3.4 a
Maple Ridge/Pitt Meadows	0.0 a	6.7 a	2.0 a	4.6 a	2.0 a	6.2 a	3.0 a	9.6 a	2.1 a	5.6 a
Vancouver CMA	**0.4 a**	**1.4 a**	**0.5 a**	**2.1 a**	**0.7 a**	**2.6 a**	**1.4 a**	**3.9 a**	**0.6 a**	**2.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	807 a	847 a	1,031 a	1,070 a	1,611 a	1,637 a	2,419 b	2,589 c	1,077 a	1,112 a
English Bay	855 a	863 a	1,023 a	1,032 a	1,507 a	1,577 a	2,081 d	2,592 b	1,039 a	1,063 a
Downtown	842 a	979 a	1,068 a	1,144 a	1,644 a	1,773 a	2,458 a	2,410 c	1,102 a	1,193 a
West End/Downtown (Zones 1-3)	839 a	923 a	1,047 a	1,092 a	1,602 a	1,694 a	2,412 a	2,521 b	1,078 a	1,136 a
South Granville/Oak	753 a	794 a	952 a	1,070 a	1,364 a	1,427 a	1,538 d	1,835 b	993 a	1,093 a
Kitsilano/Point Grey	800 a	825 a	953 a	1,017 a	1,361 a	1,420 a	2,036 d	1,952 b	1,013 a	1,080 a
Westside/Kerrisdale	763 a	803 a	1,037 a	1,061 a	1,571 a	1,637 a	2,309 b	2,506 a	1,238 a	1,275 a
Marpole	663 a	684 a	761 a	800 a	967 a	1,039 a	1,085 b	1,092 b	789 a	833 a
Mount Pleasant/Renfrew Heights	620 a	721 a	778 a	796 a	1,034 b	1,040 a	**	1,430 b	830 a	838 a
East Hastings	713 b	734 b	770 a	817 a	1,048 b	1,085 a	1,226 a	1,296 a	824 a	855 a
Southeast Vancouver	681 a	753 a	821 a	849 a	1,122 a	1,172 a	1,160 b	1,160 a	928 a	954 a
City of Vancouver (Zones 1-10)	779 a	840 a	936 a	990 a	1,324 a	1,405 a	1,743 b	1,750 a	988 a	1,044 a
University Endowment Lands	1,023 a	1,043 a	1,227 a	1,259 a	1,699 a	1,729 a	2,006 a	2,136 a	1,461 a	1,482 a
Central Park/Metrotown	681 a	751 a	819 a	857 a	1,030 a	1,088 a	1,424 b	1,483 b	870 a	912 a
Southeast Burnaby	596 a	631 a	727 a	758 a	870 a	910 a	1,000 a	1,134 a	780 a	813 a
North Burnaby	671 a	700 a	867 a	874 a	1,147 a	1,141 a	1,285 a	1,328 a	982 a	984 a
Burnaby (Zones 12-14)	661 a	710 a	817 a	845 a	1,039 a	1,070 a	1,234 a	1,305 a	891 a	918 a
New Westminster	623 a	634 a	740 a	755 a	931 a	963 a	1,123 a	1,213 a	781 a	801 a
North Vancouver City	761 a	799 a	869 a	899 a	1,082 a	1,116 a	1,406 b	1,475 a	927 a	961 a
North Vancouver D.M.	797 a	821 a	940 a	957 a	1,160 a	1,223 a	1,523 a	1,499 a	1,174 a	1,174 a
West Vancouver	888 a	918 a	1,152 a	1,166 a	1,752 a	1,781 a	2,666 a	2,397 a	1,374 a	1,357 a
Richmond	743 a	717 a	888 a	894 a	1,071 a	1,097 a	1,275 b	1,365 a	1,021 a	1,047 a
Delta	616 b	586 a	723 a	728 a	925 b	932 a	1,076 a	1,119 a	828 a	817 a
Surrey	577 a	585 a	709 a	707 a	879 a	887 a	1,091 a	1,113 a	823 a	827 a
White Rock	660 a	697 a	781 a	797 a	992 a	984 a	1,277 a	1,339 b	836 a	844 a
Langley City and Langley DM	615 a	621 a	739 a	747 a	877 a	873 a	1,007 a	1,076 a	820 a	828 a
Tri-Cities	638 a	639 a	746 a	756 a	957 a	962 a	1,316 a	1,373 a	884 a	900 a
Maple Ridge/Pitt Meadows	525 a	545 a	652 a	670 a	836 a	856 a	1,163 a	1,081 a	760 a	769 a
Vancouver CMA	**755 a**	**804 a**	**880 a**	**919 a**	**1,131 a**	**1,175 a**	**1,359 a**	**1,381 a**	**948 a**	**986 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	2 a	755	17 a	2,594	5 a	485	1 a	39	25 a	3,873
English Bay	11 a	935	30 a	4,917	4 a	622	0 a	12	46 a	6,486
Downtown	24 a	2,129	79 a	6,715	17 a	1,236	1 c	37	122 a	10,118
West End/Downtown (Zones 1-3)	38 a	3,820	126 a	14,226	26 a	2,342	2 a	88	192 a	20,477
South Granville/Oak	10 a	1,340	55 a	4,788	18 a	1,346	0 b	42	83 a	7,516
Kitsilano/Point Grey	12 a	940	39 a	4,682	**	1,331	0 d	64	73 a	7,018
Westside/Kerrisdale	3 b	191	16 a	1,729	10 a	1,003	2 a	123	32 a	3,045
Marpole	4 a	403	70 a	2,878	23 d	744	0 d	19	97 a	4,044
Mount Pleasant/Renfrew Heights	8 a	803	39 a	4,197	5 b	880	0 d	126	51 a	6,005
East Hastings	10 a	824	75 b	3,335	8 a	755	0 d	130	93 b	5,044
Southeast Vancouver	2 a	205	16 a	1,087	3 a	619	0 c	73	21 a	1,984
City of Vancouver (Zones 1-10)	88 a	8,526	435 a	36,923	115 a	9,019	4 a	665	642 a	55,133
University Endowment Lands	0 a	55	0 a	460	2 a	397	0 a	44	2 a	956
Central Park/Metrotown	9 a	374	148 a	4,382	34 a	1,611	0 b	58	192 a	6,425
Southeast Burnaby	7 b	152	60 b	1,329	13 a	708	5 a	148	85 a	2,338
North Burnaby	10 b	304	110 a	2,341	51 b	1,123	27 c	476	197 a	4,244
Burnaby (Zones 12-14)	26 a	830	318 a	8,052	99 a	3,442	32 c	683	474 a	13,007
New Westminster	21 a	808	180 a	5,132	63 b	1,923	1 a	162	265 a	8,025
North Vancouver City	5 a	511	26 a	3,541	17 a	1,804	**	52	51 a	5,909
North Vancouver D.M.	1 a	180	3 a	374	5 a	417	5 a	388	14 a	1,359
West Vancouver	2 a	231	20 a	1,325	9 a	695	1 a	91	32 a	2,342
Richmond	2 a	194	44 a	1,101	20 a	1,279	11 a	564	77 a	3,138
Delta	2 c	73	24 a	868	36 b	735	3 a	37	65 a	1,713
Surrey	1 a	96	156 a	2,592	153 a	2,471	78 a	696	387 a	5,856
White Rock	0 a	71	16 a	900	6 a	367	0 a	9	22 a	1,347
Langley City and Langley DM	8 b	88	29 a	981	27 a	938	8 c	239	72 b	2,246
Tri-Cities	4 a	190	66 a	2,369	84 a	1,754	12 a	586	166 a	4,899
Maple Ridge/Pitt Meadows	1 a	15	38 a	834	33 a	540	13 a	135	86 a	1,525
Vancouver CMA	**160 a**	**11,868**	**1,354 a**	**65,452**	**669 a**	**25,781**	**171 a**	**4,353**	**2,354 a**	**107,455**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
West End/Stanley Park	0.0 b	0.5 a	0.6 a	1.1 a	0.9 a	2.3 a	0.0 c	5.3 a	0.5 a	1.2 a
English Bay	0.7 a	1.8 a	0.4 a	1.4 a	0.3 a	1.1 a	0.0 a	0.0 a	0.4 a	1.5 a
Downtown	1.0 a	1.7 a	0.8 a	1.8 a	0.8 a	2.3 a	4.8 a	2.7 c	0.9 a	1.8 a
West End/Downtown (Zones 1-3)	0.7 a	1.5 a	0.6 a	1.5 a	0.7 a	2.0 a	2.0 a	3.5 b	0.6 a	1.6 a
South Granville/Oak	0.4 a	1.3 a	0.6 a	1.7 a	0.6 a	2.1 a	0.0 c	**	0.5 a	1.7 a
Kitsilano/Point Grey	0.6 a	1.6 c	0.1 a	1.2 a	0.7 b	**	**	0.0 d	0.3 a	1.4 a
Westside/Kerrisdale	0.0 b	3.4 b	0.5 a	1.6 a	1.0 a	2.4 a	2.6 a	1.7 a	0.7 a	1.9 a
Marpole	2.0 c	1.1 a	1.6 b	3.0 a	1.3 a	3.7 c	0.0 d	**	1.6 b	2.9 a
Mount Pleasant/Renfrew Heights	1.1 d	0.9 a	0.5 a	1.1 a	1.0 d	0.7 b	0.0 d	0.0 d	0.6 a	1.0 a
East Hastings	1.0 a	1.4 a	1.3 a	2.6 b	1.2 a	1.1 a	0.0 d	0.0 d	1.2 a	2.1 a
Southeast Vancouver	0.0 b	2.9 b	0.9 a	2.0 a	0.7 a	0.7 a	0.0 c	0.0 c	0.7 a	1.6 a
City of Vancouver (Zones 1-10)	0.7 a	1.5 a	0.7 a	1.7 a	0.8 a	1.9 a	1.2 a	1.2 a	0.7 a	1.7 a
University Endowment Lands	0.0 a	0.0 a	0.2 a	0.0 a	1.4 a	0.5 a	0.0 a	0.0 a	0.7 a	0.2 a
Central Park/Metrotown	1.4 a	3.5 a	0.8 a	4.8 a	0.9 a	3.3 a	1.3 d	0.0 b	0.9 a	4.3 a
Southeast Burnaby	0.7 b	5.3 b	1.5 a	5.1 b	1.6 a	3.2 b	2.0 a	3.5 a	1.5 a	4.4 a
North Burnaby	0.7 b	4.6 b	0.8 a	5.4 a	0.9 a	5.5 b	0.4 a	7.0 c	0.8 a	5.6 a
Burnaby (Zones 12-14)	1.0 a	4.2 a	0.9 a	5.1 a	1.0 a	4.0 a	0.8 a	5.7 c	0.9 a	4.8 a
New Westminster	3.0 a	3.6 b	2.0 a	4.4 a	1.3 a	3.6 b	1.5 c	1.3 a	1.9 a	4.1 a
North Vancouver City	1.0 a	2.2 b	0.7 a	1.6 a	0.6 a	1.7 a	**	**	0.8 a	1.7 a
North Vancouver D.M.	3.8 a	4.4 a	1.7 b	1.7 a	1.7 a	2.0 a	0.9 a	1.8 b	1.8 a	2.2 a
West Vancouver	0.5 a	1.9 a	0.3 a	2.5 a	0.9 a	1.8 a	0.0 a	2.2 c	0.5 a	2.2 a
Richmond	2.2 a	3.1 a	1.4 a	5.1 a	1.1 a	2.7 a	0.7 a	1.9 a	1.2 a	3.4 a
Delta	**	2.7 c	1.3 a	3.1 a	1.6 c	4.9 b	4.6 a	8.1 a	1.6 c	3.9 a
Surrey	2.6 a	1.0 a	3.1 a	7.0 a	2.3 a	6.8 a	3.1 a	11.7 a	2.7 a	7.4 a
White Rock	4.5 a	0.0 a	2.2 a	3.1 a	1.1 a	2.8 a	14.3 a	10.9 a	2.1 a	2.9 a
Langley City and Langley DM	0.0 a	10.1 c	1.9 a	4.9 a	1.8 a	4.3 b	0.8 a	5.1 b	1.7 a	4.9 a
Tri-Cities	1.7 b	2.7 a	1.1 a	3.6 a	2.1 a	5.7 a	4.8 b	2.2 a	1.9 a	4.2 a
Maple Ridge/Pitt Meadows	0.0 a	6.7 a	3.0 a	4.7 a	3.3 a	6.3 a	5.2 a	9.6 a	3.3 a	5.7 a
Vancouver CMA	**1.1 a**	**2.0 a**	**1.0 a**	**2.8 a**	**1.3 a**	**3.3 a**	**2.0 a**	**4.5 a**	**1.1 a**	**2.9 a**

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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
West End/Stanley Park	**	3.7 c	**	3.6 d	**	++	**	**	3.2 d	2.5 c
English Bay	3.9 d	**	5.7 d	++	**	**	**	**	5.8 c	1.4 d
Downtown	3.2 c	4.9 b	2.4 c	5.2 b	2.7 c	++	**	**	3.0 b	4.9 b
West End/Downtown (Zones 1-3)	3.2 c	3.9 b	3.6 c	3.5 b	5.5 c	++	**	++	3.9 b	3.3 b
South Granville/Oak	3.5 c	4.1 b	4.7 b	3.5 b	3.1 d	4.7 c	**	**	4.4 b	3.7 b
Kitsilano/Point Grey	3.5 d	3.3 d	2.5 c	5.3 b	++	**	**	**	2.6 c	4.4 c
Westside/Kerrisdale	**	8.0 b	2.5 c	4.1 b	**	6.0 c	++	**	**	5.0 b
Marpole	**	4.1 d	4.9 b	3.4 c	4.9 c	3.7 d	**	**	4.9 b	3.5 c
Mount Pleasant/Renfrew Heights	++	7.8 c	3.3 d	2.1 c	4.1 d	**	**	**	3.5 d	2.7 c
East Hastings	**	3.4 d	7.3 c	3.4 d	**	2.9 c	**	**	6.8 c	4.0 c
Southeast Vancouver	**	1.7 b	0.7 b	3.5 a	++	5.1 a	**	**	1.2 a	3.0 a
City of Vancouver (Zones 1-10)	3.6 b	4.3 a	3.8 b	3.6 a	4.2 c	2.7 b	++	**	3.9 b	3.6 a
University Endowment Lands	4.6 a	0.7 a	**	1.1 a	++	3.0 a	12.8 a	0.9 a	4.9 b	1.5 a
Central Park/Metrotown	2.1 c	2.5 b	4.7 b	3.0 a	5.4 b	3.5 b	**	**	4.8 b	3.3 b
Southeast Burnaby	++	4.7 c	5.8 c	4.2 c	6.2 c	6.2 c	++	**	6.0 b	4.9 b
North Burnaby	**	2.3 b	5.5 b	1.6 c	7.5 b	2.6 c	**	++	5.5 c	1.5 c
Burnaby (Zones 12-14)	2.4 c	2.9 a	5.2 b	2.8 a	6.2 b	3.8 b	3.1 d	5.7 b	5.2 a	3.0 a
New Westminster	2.1 c	3.9 b	3.3 b	2.7 a	3.4 c	2.9 a	6.8 c	4.0 c	3.5 b	2.5 a
North Vancouver City	3.7 d	2.9 c	4.0 d	2.4 b	4.5 d	3.7 d	**	**	4.2 c	2.7 b
North Vancouver D.M.	4.1 a	3.4 a	**	3.9 a	2.5 b	6.1 a	6.5 b	**	4.1 b	5.7 a
West Vancouver	**	4.1 d	++	3.3 d	++	3.7 d	2.6 a	++	++	2.8 c
Richmond	**	-0.3 a	6.8 b	++	**	++	**	**	4.8 d	++
Delta	**	++	4.9 d	2.1 b	**	++	10.8 a	2.4 a	5.2 d	1.0 d
Surrey	5.8 b	1.2 a	6.8 a	++	7.8 a	0.7 a	7.0 b	1.9 a	6.9 a	0.4 b
White Rock	5.8 a	4.8 c	4.4 a	3.4 c	5.7 b	2.5 c	13.3 a	**	5.0 a	2.3 c
Langley City and Langley DM	0.1 a	0.8 d	2.1 a	++	2.3 a	++	++	**	1.9 a	++
Tri-Cities	5.0 c	++	5.6 a	0.7 a	5.9 a	1.7 b	5.7 b	2.1 c	5.5 a	1.2 a
Maple Ridge/Pitt Meadows	3.7 a	2.6 a	5.5 a	2.3 a	3.1 c	2.4 a	-1.1 a	1.4 a	3.8 b	1.8 a
Vancouver CMA	**3.6 b**	**3.6 a**	**4.2 a**	**2.9 a**	**4.6 a**	**2.6 a**	**5.5 c**	**3.7 b**	**4.3 a**	**2.9 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	**	8.6 a	2.7 a	4.9 a	2.9 a	6.7 a	2.1 a	10.3 a	2.7 a	6.0 a
Zone 2 - Mission	**	**	1.2 a	**	1.4 a	6.7 c	**	**	1.2 a	7.3 c
Abbotsford CMA	**	**9.1 c**	**2.5 a**	**5.1 a**	**2.7 a**	**6.7 a**	**2.0 a**	**10.0 a**	**2.6 a**	**6.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	525 a	557 a	632 a	649 a	772 a	786 a	809 a	862 a	703 a	716 a
Zone 2 - Mission	502 b	**	577 a	620 a	694 a	734 a	**	**	633 a	669 a
Abbotsford CMA	**522 a**	**552 a**	**627 a**	**646 a**	**765 a**	**781 a**	**807 a**	**860 a**	**696 a**	**711 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	9 a	105	75 a	1,545	114 a	1,697	4 a	39	202 a	3,386
Zone 2 - Mission	**	**	**	176	12 c	174	**	**	27 c	366
Abbotsford CMA	**11 c**	**120**	**88 a**	**1,721**	**126 a**	**1,871**	**4 a**	**40**	**229 a**	**3,752**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	**	9.5 a	3.6 b	5.2 a	3.6 a	7.5 a	2.1 a	10.3 a	3.6 a	6.6 a
Zone 2 - Mission	**	**	3.1 d	**	1.4 a	8.9 b	**	**	2.1 b	8.4 c
Abbotsford CMA	****	**10.0 c**	**3.6 b**	**5.4 a**	**3.4 a**	**7.7 a**	**2.0 a**	**10.0 a**	**3.4 a**	**6.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Abbotsford	**	2.8 b	4.0 c	2.7 a	4.5 c	2.4 a	**	**	4.4 c	2.2 a
Zone 2 - Mission	**	**	**	**	++	**	**	**	1.0 d	**
Abbotsford CMA	**	2.7 c	3.7 c	3.2 a	4.1 c	3.0 a	++	**	4.1 c	2.7 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	0.0 d	10.1 d	2.7 b	5.7 a	4.0 c	8.5 a	6.4 a	7.1 a	3.0 c	6.9 a
1975 - 1989	3.4 a	6.2 a	2.9 a	5.1 a	3.1 a	6.1 a	0.0 a	17.6 a	3.0 a	5.7 a
1990 - 1999	**	0.0 a	1.1 a	3.5 a	1.7 c	8.1 a	0.0 a	0.0 a	1.5 a	6.7 a
2000+	**	**	**	5.5 a	1.0 a	4.0 a	n/u	n/u	0.6 a	4.5 a
Total	**	9.1 c	2.5 a	5.1 a	2.7 a	6.7 a	2.0 a	10.0 a	2.6 a	6.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	515 a	560 a	604 a	623 a	726 a	753 a	825 a	**	640 a	661 a
1975 - 1989	548 a	563 a	637 a	653 a	733 a	745 a	801 a	834 a	688 a	698 a
1990 - 1999	**	508 b	621 a	644 a	794 a	814 a	**	**	742 a	765 a
2000+	**	**	683 a	709 a	890 a	894 a	n/u	n/u	808 a	819 a
Total	522 a	552 a	627 a	646 a	765 a	781 a	807 a	860 a	696 a	711 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
3 to 5 Units	n/u	n/u	0.0 a	0.0 a	7.7 a	4.8 a	**	**	7.3 a	2.9 a
6 to 19 Units	0.0 a	**	9.0 a	**	5.8 d	9.9 a	**	**	7.0 b	12.4 a
20 to 49 Units	0.0 d	**	2.3 b	5.1 a	3.6 b	7.9 a	0.0 a	0.0 a	2.8 b	6.9 a
50 to 99 Units	**	2.0 a	1.5 a	3.3 a	1.6 a	5.5 a	0.0 a	17.4 a	1.5 a	4.6 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	**	9.1 c	2.5 a	5.1 a	2.7 a	6.7 a	2.0 a	10.0 a	2.6 a	6.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
3 to 5 Units	n/u	n/u	**	**	692 b	704 b	**	n/s	667 a	669 b
6 to 19 Units	473 a	465 b	543 a	560 a	704 a	725 a	**	**	620 a	660 a
20 to 49 Units	523 a	548 a	629 a	649 a	768 a	778 a	749 a	**	694 a	703 a
50 to 99 Units	536 a	572 a	641 a	655 a	777 a	796 a	838 a	881 a	714 a	727 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	522 a	552 a	627 a	646 a	765 a	781 a	807 a	860 a	696 a	711 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	7.3 a	2.9 a	7.8 c	13.7 a	3.1 c	6.7 a	1.6 a	4.6 a	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	3.6 a	**	1.3 a	**	**	**	n/u	n/u	n/u	n/u
Abbotsford CMA	**7.3 a**	**2.9 a**	**7.0 b**	**12.4 a**	**2.8 b**	**6.9 a**	**1.5 a**	**4.6 a**	**	**	**n/u**	**n/u**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
LT $600	0.0 b	5.2 d	1.2 a	3.2 b	**	**	n/s	n/s	1.0 a	3.4 b
$600 - $699	**	16.2 d	2.2 a	6.3 a	3.0 b	1.8 c	**	n/s	2.5 a	6.1 a
$700 - $799	n/s	n/s	5.7 c	2.7 a	3.0 a	7.9 a	**	**	3.8 b	6.4 a
$800 - $899	n/s	n/s	**	**	3.0 c	4.5 a	**	**	2.9 b	5.1 a
$900 - $999	n/s	n/s	n/s	n/s	0.9 a	13.7 a	**	30.0 a	0.9 a	14.7 a
$1000+	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Total	**	9.1 c	2.5 a	5.1 a	2.7 a	6.7 a	2.0 a	10.0 a	2.6 a	6.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	7.1 a	**	1.1 a	2.7 c
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**21.6 a**	**18.0 a**	**8.4 a**	**7.8 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	888 b	**	771 a	773 b
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**1,130 a**	**1,178 a**	**894 a**	**899 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	23	5 c	188
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**17 a**	**95**	**20 b**	**260**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	10.7 a	**	1.6 a	3.3 d
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**22.5 a**	**18.0 a**	**8.8 a**	**8.2 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	**	8.6 a	2.6 a	4.7 a	2.7 a	6.4 a	4.0 a	9.8 c	2.6 a	5.8 a
Zone 2 - Mission	**	**	1.2 a	**	1.4 a	6.7 c	**	**	5.5 b	9.5 b
Abbotsford CMA	**	**9.1 c**	**2.4 a**	**5.0 a**	**2.6 a**	**6.5 a**	**15.2 a**	**15.6 a**	**3.0 a**	**6.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	525 a	557 a	634 a	650 a	773 a	785 a	837 a	926 b	706 a	719 a
Zone 2 - Mission	502 b	**	577 a	620 a	694 a	734 a	**	**	730 a	763 a
Abbotsford CMA	**522 a**	**552 a**	**628 a**	**647 a**	**766 a**	**781 a**	**1,032 a**	**1,102 a**	**709 a**	**724 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$
d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	9 a	105	75 a	1,590	117 a	1,817	6 c	62	207 a	3,574
Zone 2 - Mission	**	**	**	176	12 c	174	**	**	42 b	438
Abbotsford CMA	**11 c**	**120**	**88 a**	**1,767**	**129 a**	**1,991**	**21 a**	**135**	**249 a**	**4,012**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Abbotsford	**	9.5 a	3.5 b	5.1 a	3.4 a	7.2 a	5.3 a	9.8 c	3.5 a	6.4 a
Zone 2 - Mission	**	**	3.1 d	**	1.4 a	8.9 b	**	**	6.2 b	10.4 c
Abbotsford CMA	****	**10.0 c**	**3.5 b**	**5.3 a**	**3.2 a**	**7.4 a**	**15.9 a**	**15.6 a**	**3.8 a**	**6.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Abbotsford	**	2.8 b	4.0 c	2.5 a	4.4 b	2.2 a	++	**	4.3 c	2.1 a
Zone 2 - Mission	**	**	**	**	++	**	**	**	**	**
Abbotsford CMA	**	2.7 c	3.8 c	3.0 a	4.0 b	2.7 a	**	**	4.1 c	2.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Vancouver CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Burrard Pennisula	0.3 a	2.1 c	0.2 a	0.9 a
Vancouver East/Westside	1.2 a	1.5 a	0.3 a	1.3 a
Vancouver City	0.6 a	1.9 b	0.3 a	1.2 a
Suburban Vancouver	0.7 a	1.0 a	0.7 a	3.3 a
North Shore	0.4 b	0.6 a	0.3 a	1.0 a
Fraser Valley	0.7 a	3.8 d	1.6 a	4.7 a
Vancouver CMA	**0.6 a**	**1.7 b**	**0.5 a**	**2.1 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Vancouver CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Pennisula	**	923 a	1,325 b	1,091 a	1,830 b	1,683 a	**	2,521 b
Vancouver East/Westside	**	767 a	1,141 c	934 a	1,510 c	1,315 a	**	1,659 a
Vancouver City	**	839 a	1,262 b	993 a	1,754 b	1,410 a	**	1,781 a
Suburban Vancouver	**	673 a	930 c	808 a	1,263 b	1,017 a	1,536 b	1,218 a
North Shore	n/u	836 a	1,047 c	971 a	1,358 c	1,288 a	n/u	1,729 a
Fraser Valley	**	619 a	783 c	725 a	1,069 b	893 a	**	1,016 a
Vancouver CMA	**	**804 a**	**1,118 b**	**919 a**	**1,448 b**	**1,169 a**	**1,891 d**	**1,367 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Vancouver CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Burrard Pennisula	**	**	1,378 b	1,325 b	1,858 c	1,830 b	**	**	1,604 c	1,578 b
Vancouver East/Westside	**	**	1,090 c	1,141 c	1,554 b	1,510 c	**	**	1,292 b	1,297 b
Vancouver City	**	**	1,235 b	1,262 b	1,760 b	1,754 b	2,590 d	**	1,481 b	1,495 b
Suburban Vancouver	n/u	**	847 b	930 c	**	1,263 b	**	1,536 b	**	1,154 b
North Shore	**	n/u	828 a	1,047 c	1,325 b	1,358 c	n/u	n/u	1,083 c	1,242 b
Fraser Valley	n/u	**	830 c	783 c	1,005 c	1,069 b	**	**	966 b	955 b
Vancouver CMA	**	**	1,101 b	1,118 b	1,507 c	1,448 b	**	1,891 d	1,334 b	1,308 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver City				
3 to 24 Units	**	**	0.4 a	1.3 a
25 to 49 Units	1.2 d	1.4 a	0.3 a	1.1 a
50 to 74 Units	0.6 b	0.9 a	0.2 a	0.8 a
75 to 99 Units	0.6 b	1.1 a	0.3 a	1.0 a
100+ Units	0.2 a	2.1 b	0.2 a	1.2 a
Total	0.6 a	1.9 b	0.3 a	1.2 a
Vancouver CMA				
3 to 24 Units	2.7 c	3.0 c	0.5 a	2.1 a
25 to 49 Units	1.7 c	1.5 a	0.5 a	2.4 a
50 to 74 Units	1.0 a	1.0 a	0.8 a	2.1 a
75 to 99 Units	0.5 b	1.0 a	0.4 a	2.1 a
100+ Units	0.2 a	1.9 a	0.3 a	1.7 a
Total	0.6 a	1.7 b	0.5 a	2.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Vancouver CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Burrard Pennisula	31,091	32,702	10,808 a	12,850 a	34.8 a	39.3 a	0.3 a	2.1 c
Vancouver East/Westside	31,623	32,943	6,239 a	6,613 a	19.7 a	20.1 a	1.2 a	1.5 a
Vancouver City	62,714	65,645	16,986 a	19,412 a	27.1 a	29.6 a	0.6 a	1.9 b
Suburban Vancouver	53,048	58,863	9,995 a	11,990 a	18.8 a	20.4 a	0.7 a	1.0 a
North Shore	10,966	11,257	2,235 d	2,531 d	20.4 d	22.5 d	0.4 b	0.6 a
Fraser Valley	21,784	24,449	3,567 d	4,254 a	16.4 d	17.4 a	0.7 a	3.8 d
Vancouver CMA	**148,512**	**160,214**	**32,758 a**	**38,129 a**	**22.1 a**	**23.8 a**	**0.6 a**	**1.7 b**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Vancouver CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver City								
3 to 24 Units	6,138	6,220	1,236 d	1,019 d	20.1 d	16.4 d	**	**
25 to 49 Units	11,114	11,611	2,129 d	2,421 a	19.2 d	20.9 a	1.2 d	1.4 a
50 to 74 Units	6,891	7,085	1,235 d	1,510 a	17.9 d	21.3 a	0.6 b	0.9 a
75 to 99 Units	6,453	6,796	1,604 d	1,774 a	24.9 d	26.1 a	0.6 b	1.1 a
100+ Units	32,118	33,933	10,766 a	12,776 a	33.5 a	37.7 a	0.2 a	2.1 b
Total	62,714	65,645	16,986 a	19,412 a	27.1 a	29.6 a	0.6 a	1.9 b
Vancouver CMA								
3 to 24 Units	9,814	9,975	1,800 d	1,526 d	18.3 d	15.3 d	2.7 c	3.0 c
25 to 49 Units	24,921	25,621	3,881 d	4,358 a	15.6 d	17.0 a	1.7 c	1.5 a
50 to 74 Units	18,754	19,566	3,270 d	3,417 a	17.4 d	17.5 a	1.0 a	1.0 a
75 to 99 Units	14,531	16,031	2,909 d	3,428 a	20.0 d	21.4 a	0.5 b	1.0 a
100+ Units	80,491	89,020	20,838 a	25,392 a	25.9 a	28.5 a	0.2 a	1.9 a
Total	148,511	160,213	32,757 a	38,129 a	22.1 a	23.8 a	0.6 a	1.7 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver CMA										
Single Detached	n/s	n/s	**	514 c	1,048 d	906 c	1,577 c	1,528 b	1,251 c	1,317 b
Semi detached, Row and Duplex	**	n/s	**	**	986 c	1,037 c	1,136 b	1,168 b	1,029 b	1,097 b
Other-Primarily Accessory Suites	n/s	n/s	772 c	730 c	913 b	862 b	**	1,288 d	890 b	851 b
Total	**	n/s	796 d	730 c	979 b	931 b	1,340 b	1,379 b	1,069 b	1,101 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Vancouver CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Vancouver CMA		
Single Detached	40,183 b	38,297 b
Semi detached, Row and Duplex	30,750 b	28,589 b
Other-Primarily Accessory Suites	30,117 c	28,443 c
Total	101,050 b	95,328 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Abbotsford CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	756 b	812 c	1,151 b	1,194 b	1,033 b	1,087 b
Semi detached, Row and Duplex	n/s	n/s	**	**	**	776 d	1,030 c	1,001 c	923 c	893 b
Other-Primarily Accessory Suites	n/s	n/s	**	625 c	696 b	732 b	**	916 b	689 b	736 b
Total	n/s	n/s	656 d	**	722 b	769 b	1,113 a	1,119 a	910 b	948 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Abbotsford CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Abbotsford CMA		
Single Detached	3,714 b	3,626 b
Semi detached, Row and Duplex	1,560 c	1,714 c
Other-Primarily Accessory Suites	1,887 b	1,946 b
Total	7,161 b	7,285 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

CMHC—HOME TO CANADIANS

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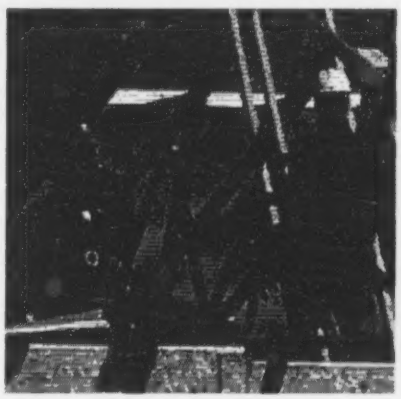

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